

Attachment 4

Amendment documents

Management recommended tracked changes

- Clauses 22.04 – Heritage Places within the Capital City Zone
- Clauses 22.05 – Heritage Places outside the Capital City Zone
- Incorporated document – Heritage Precincts Statements of Significance 2019
- Incorporated document – West Melbourne Heritage Review 2016: Statements of Significance 2019
- Incorporated document – Heritage Places Inventory 2020 (Part A)
- Incorporated document – Heritage Places Inventory 2020 (Part B)

22.04

HERITAGE PLACES WITHIN THE CAPITAL CITY ZONE

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This policy applies to places included in the Heritage Overlay within the Capital City Zone (CCZ), ~~excluding land within Schedule 5 to the Capital City Zone (City North).~~

PART A

This Part of the policy applies to properties categorised significant, contributory or non-contributory in an incorporated document to this Scheme.

22.04-1

Policy Basis

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Melbourne's Municipal Strategic Statement identifies heritage as a defining characteristic of the municipality, ~~and a major part of Melbourne's attraction. Heritage places enhance the city's appeal as a place in which to live, work, invest and visit.~~

Heritage places encompass individual heritage places and heritage precincts.

Within the CCZ heritage places contribute to the significance of Melbourne as the cultural, administrative, educational and economic centre of the State and its importance both nationally and internationally. These places are fundamental to understanding the depth of its historic character as it developed on and extended from the Hoddle Grid. Their conservation enhances the appeal of the CCZ as a place to live, work, invest and visit.

The management of heritage places in the CCZ faces the challenge of the greater intensity of development in the CCZ relative to other parts of the city and the different built form outcomes which result from this.

~~The heritage of the Capital City Zone encompasses heritage precincts, individual heritage places within and outside heritage precincts, and historic streets and lanes. These places date from the mid nineteenth century through to more recent times, and are variously of heritage value for their historic, aesthetic, social, spiritual and scientific significance.~~

~~The places reflect the significance of the CCZ as the cultural, administrative and economic centre of the state. The places are fundamental to the depth of historic character of the CCZ, as it developed on, and extended from, the Hoddle Grid.~~

This policy provides guidance on conserving and enhancing the heritage places and is informed by conservation principles, processes and practices of the Australia ICOMOS Burra Charter. ~~of the CCZ. It~~ The Burra Charter encourages the conservation, preservation and restoration of heritage places, and facilitates development which enhances the heritage place and is compatible and in keeping with theits cultural heritage values.~~The policy recognises that heritage places are living and working places; and that the CCZ will continue to attract business and investment with related development subject to the heritage policy objectives.~~

This policy should be ~~read~~ applied in conjunction with Statements of Significance ~~listed~~ as incorporated into this Scheme.

22.04-218

Definitions

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Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.
Assessed significance	The assessed significance of an individual heritage place or heritage precinct is identified in the relevant <u>Statement of Significance</u> , as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.
Concealed/partly	<u>Concealed means cannot be seen from a street (other than a lane, unless the lane has heritage value) or public park. Partly concealed</u>

Term	Definition
concealed	means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street. Concealed means not visible from any part of the street serving the front or principal part of the building, as defined under 'visible'. Partly concealed means that a limited amount of the addition or higher rear part may be visible, provided it does not dominate the appearance of the building's façade and the streetscape.
Conservation	Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaptation and interpretation.
Context	Context means the setting of a heritage place, as defined under 'setting', including <u>The context of a heritage place can include: its setting (as defined under 'setting')</u> , the immediate landholding, adjoining significant or contributory places, and the surrounding area.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts an interpretive design approach, derived through analysis of the subject property and its heritage context. Such an approach allows <u>requires</u> new development to comfortably and harmoniously integrate with the site and its the streetscape character. The approach can include respectful contemporary architecture.
<u>Contributory heritage place</u>	<u>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.</u>
Cultural significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Development	Development includes: <ul style="list-style-type: none"> • construction or exterior alteration of a building • demolition or removal of a building or works • construction or carrying out of works • subdivision or consolidation of land, including buildings or airspace • placing or relocation of a building or works on land construction or putting up for display of signs or hoardings
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; <u>and through appropriate development.</u>
Fabric	Fabric means all the physical material of the heritage place.
<u>Facadism</u>	<u>The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.</u>

Term	Definition
Front or principal part of a building	<p>The front or principal part of a building is generally considered to be the front two rooms <u>in depth, complete with the structure and cladding to the, with</u> roof; or that part of the building associated with the primary roof form, whichever is the greater. <u>For residential buildings this is generally 8-10 metres in depth.</u></p> <p>For most non-residential buildings, the front <u>or principal</u> part is generally considered to be one full structural bay in depth <u>complete with the structure and cladding to the roof</u> or <u>generally 8-10 metres in depth, including the roof.</u></p> <p><u>For corner sites, the front or principal part of a building includes the side street elevation.</u></p> <p><u>For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.</u></p>
Heritage place	A heritage place <u>has been assessed to have natural or cultural</u> has identified heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.
Heritage precinct (as referred to in this policy)	A heritage precinct is an area which has been identified as having heritage significance <u>value</u> . It is identified as such in the Schedule to the Heritage Overlay, and mapped in the Planning Scheme Heritage Overlay Maps.
Individual heritage place (as referred to in this policy)	An individual heritage place is equivalent to a significant heritage place. It may be graded <u>categorised</u> significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Key attributes	The key attributes or important characteristics of a heritage precinct are <u>areas</u> identified in the precinct s <u>Statement of s</u> <u>Significance, include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.</u>
Lane	<u>A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.</u> Includes reference to public or private lanes, and ROWs.
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Massing	Massing means the arrangement of a building's bulk and its articulation into parts.
<u>Non-contributory place</u>	<u>A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.</u>
Preservation	Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.
Respectful and	<u>Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size</u>

Term	Definition
interpretive	and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials. When used in relation to design, respectful and interpretive refers to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size, form, proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Restoration	Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.
Services and ancillary ies fixtures	Services and ancillary ies fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are graded categorised significant or contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant a collection of buildings significant in their own right.
Significant heritage place	A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.
Use	Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is classified as significant identified as having heritage value) or public park.

22.04- ~~317~~ [GradingCategory](#) of heritage places

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The [gradingcategory](#) (significant, contributory or non-contributory) of properties ~~within the Capital City Zone~~ is identified in the incorporated document *Heritage [Places Inventory](#)* ~~201620 Part A or another incorporated document to this Scheme~~ -. Significant streetscapes are also identified in these [incorporated documents](#). ~~Other streetscapes may also be~~

~~significant and other information may be considered in determining the significance of a streetscape where limited information is provided in the existing citation or Council documentation.~~

~~‘Significant’ heritage place:~~

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

~~‘Contributory’ heritage place:~~

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

~~‘Non contributory’ place:~~

~~A ‘non contributory’ place does not make a contribution to the heritage significance or historic character of the heritage precinct.~~

22.04-42 Policy Objectives

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- To conserve and enhance Melbourne’s heritage places.
- To retain fabric. ~~To conserve fabric of historic, aesthetic, social, spiritual and scientific heritage value,~~ which contributes to the significance, character ~~and or~~ appearance of heritage places and precincts.
- To recognise and conserve the assessed significance of heritage places and streetscapes, as referenced in this policy or incorporated into this planning scheme ~~as adopted by Council,~~ as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or Council documentation.
- To ensure new development is respectful of the assessed significance of heritage places.
- To ensure new development is respectful of the character and appearance of heritage places.
- To encourage high quality contextual design for new development, and generally which avoids replication of historic forms and details.
- To encourage retention of the three dimensional fabric and form of a building.
- To discourage facadism.
- To encourage the adaptive reuse of heritage places.
- To ensure new development is ~~informed by~~ consistent with the conservation principles, processes and practices of the Australia ICOMOS Burra Charter.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory ~~elements~~ fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

22.04-53 Permit Application Requirements

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The following, where relevant, may be required to be lodged with a permit application.

- Where major ~~or consequential~~ development is proposed to significant heritage places, the preparation of a Conservation Management Plan (CMP), which is in accordance with the

Heritage Council of Victoria's 'Conservation Management Plans: Managing Heritage Places A Guide 2010' ~~the responsible authority may require preparation of a Conservation Management Plan (CMP).~~

- The preparation of a Heritage Impact Statement (HIS) which is in accordance with Heritage Victoria's 'Guidelines for preparing Heritage Impact Statements'. ~~For all applications involving significant or contributory heritage places, other than minor works, the responsible authority may require preparation of a Heritage Impact Statement (HIS).~~ In a heritage precinct, the HIS should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- Further information where there is limited information in an existing citation or Council documentation.
- ~~Where works are associated with significant vegetation (as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance),~~ An arboricultural report where works will or may affect significant vegetation (as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance) should be prepared. The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage precinct.
- ~~For development in heritage precincts, the responsible authority may require~~ sight lines, and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed works.
- A comprehensive explanation as to how the proposed development achieves the policy objectives.

22.04-64 ~~Performance Standards for Assessing~~ Assessment of Planning Applications

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Planning applications are to be assessed against the Objectives at Clause 22.04-4 and the policies set out below.

~~The performance standards set out below outline the criteria by which heritage aspects of planning applications will be assessed. Definitions of words used in these performance standards are included at the end of this policy.~~

~~Variation from the performance standards requires a readily understandable reasoned explanation of how the policy objectives are addressed.~~

22.04-75 Demolition

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It is policy that:

- The demolition of a non-contributory place will generally be permitted.
- Full demolition of significant or contributory buildings will not ~~normally generally~~ be permitted.
- Partial demolition ~~will not normally be permitted~~ in the case of significant buildings, and of significant elements or the front or principal part of contributory buildings will not generally be permitted.
- Retention of the three dimensional form is encouraged; facadism is discouraged.
- The adaptive reuse of a heritage place is encouraged as an alternative to demolition.
- The poor structural or aesthetic condition of a significant or contributory building is will not ~~in itself~~ be considered justification for permitting demolition.
- A demolition permit ~~should~~ not be granted until the proposed replacement building or works have been approved.
- ~~Demolition of front~~ Fences and outbuildings which contribute to the cultural significance of the heritage place ~~will not normally be permitted~~ are not demolished.

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- The assessed significance of the heritage place or building.

- The character and appearance of the [proposed](#) building or works and ~~its contribution to the their effect on~~ the historic, social and architectural values, ~~character and appearance~~ 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 ~~the perception of the its~~ three-dimensional form [regardless of whether it is visible and depth of the building](#).
- 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.](#)

Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the responsible authority.

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Alterations

[It is policy that:](#)

External fabric which contributes to the [cultural](#) significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.

[Alterations to non-contributory buildings and fabric are respectful of, and do not detract from the assessed significance of the heritage precinct.](#)

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not ~~normally~~ [generally](#) be permitted.

[Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.](#)

[Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.](#)

[Any new awning or verandah is an appropriate contextual design response compatible to the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.](#)

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as appropriate:

- The assessed [cultural](#) significance of the building [and heritage place](#).
- The degree to which the ~~works~~ [alterations](#) would detract from the significance, character and appearance of the building and heritage place.
- Its structural condition.
- The character and appearance of the proposed replacement materials.
- ~~The degree to which the works~~ [Whether the alterations](#) can be reversed without ~~an unacceptable loss of significance.~~ [loss of fabric which contributes to the significance of the heritage place.](#)

~~Removal of paint from originally unpainted masonry surfaces is encouraged.~~

~~The introduction of awnings and verandahs to ground floor façades and shopfronts may be permitted where:~~

- ~~The works reconstruct an original awning or verandah, based on evidence of the original form, detailing and materials; or~~
- ~~The awning is an appropriate contextual design response, compatibly placed in relation to the building, and can be removed without an unacceptable loss of significance.~~

22.04-98

Additions

[It is policy that:](#)

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Additions to buildings in a heritage precinct ~~should be~~ respectful of and in keeping with:

- ~~Identified~~ '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 adjoining significant and contributory buildings.

~~Additions should not build over or extend into the air space above the front or principal part of a significant or contributory building.~~

- Where abutting a lane, ~~additions should be respectful of~~ the scale and form of ~~historic development to the lane~~ heritage fabric as it presents to the lane.

It is policy that:

Additions to significant or contributory buildings ~~should:~~

- ~~Be~~ respectful of the building's character and appearance, scale, materials, style and architectural expression.
- ~~do N~~ot visually dominate or visually disrupt the appreciation of the building as it presents to the streetscape.
- ~~M~~aintain the perception ~~prominence~~ of the ~~three-dimensional form and depth of the~~ building by setting back the addition behind the front or principal part of the building, and from ~~visible secondary elevation(s)~~ other visible parts and moderating height.
- ~~do not build over or extend into the air space directly above the front or principal part of the significant or contributory building.~~
- ~~R~~etain significant roof form within the setback from the building façade together with roof elements of original fabric.
- ~~do N~~ot obscure views of façades or elevations associated with the front or principal part of the building.
- ~~Be~~ distinguishable from the original fabric of the building.
- ~~Not employ external column/structural supports through the front or principal part of the building.~~

The design of additions ~~should~~ is to:

- Adopt high quality and respectful contextual design.
- Avoid ~~a~~ direct reproduction of the form of historic ~~elements~~ fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

22.04-107 New Buildings

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It is policy that:

New buildings ~~should not detract from the assessed significance of the heritage place~~ are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and:

~~New buildings should:~~

- ~~Be respectful of the heritage place and in keeping with:~~
- ~~Identified~~ 'Key attributes' of the heritage precinct such as:
 - ~~Precinct characteristics including~~ Building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation and fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street(s) and public parks of the front or principal part of adjoining significant or contributory buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place ~~by:~~

- ~~M~~aintaining a façade height which is consistent with that of adjoining significant or contributory buildings, whichever is the lesser, ~~and~~
- ~~setting back higher rear building components.~~ Set back higher building components so as to not dominate or reduce the prominence of an adjoining significant or contributory place or building.
- ~~Do n~~ot adopt a façade height which is significantly lower than prevailing heights in the streetscape.
- 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. New buildings should ~~B~~be positioned in line with the prevailing building line in the streetscape.
- ~~Do n~~ot 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, be respectful of the scale and form of historic ~~elements~~ fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.

The design of new buildings ~~should~~ is to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.

22.04-~~119~~ **Restoration and Reconstruction**

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It is policy to encourage the restoration and/or reconstruction of a heritage place.

Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Restoration or reconstruction of a building is to be based on evidence of what a building originally looked like. It may be assisted by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

~~Where there is evidence of what a building originally looked like, renovation of any part of a significant building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude such a process 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).~~

22.04-~~1240~~ **Subdivision**

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It is policy that:

Subdivision of a heritage place ~~should~~:

- Reflect the pattern of development in the streetscape or precinct, whichever is most relevant to the place.
- Maintain ~~an~~ appropriate 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. ~~to the significant or contributory building.~~
- Not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.
- Provide for three dimensional building envelopes for future built form to each lot proposed.

Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.

22.04-1311 Relocation

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It is policy that:

- A building be retained in-situ unless it can be shown that the place has a history of relocation and/or is designed for relocation.
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.

~~A proposal to relocate a significant or contributory building or structure may be permitted where the existing location of the heritage place is not part of its significance.~~

22.04-1412 Vehicle Accommodation and Access

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It is policy that:

The introduction of on-site car parking, garages and carports, and vehicle crossovers is discouraged and should only be permitted where the following performance standards can be met: ~~may be permitted where:~~

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any new 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); and
 - the form, details and materials will be respectful of, but not replicate details of the building.
- ~~▪ On grade car parking is located to the rear of the property, or to the side setback where this is an established streetscape characteristic.~~
- ~~▪ The new vehicle crossover is no wider than three metres, and crossovers are common elements of the streetscape.~~
- ~~▪ For a significant or contributory building, the new garage or carport is placed behind the main building line (excluding verandahs, porches, bay windows or similar projecting features), and:~~
 - ~~▪ the height is below that of the main roof form of the building;~~
 - ~~▪ it will not conceal an original contributory element of the building (other than a plain side wall); and~~
 - ~~▪ the form, details and materials are respectful of the building, but do 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.

22.04-1513 Fences and Gates

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It is policy that:

- where fences or gates to the front or principal part of a heritage place reconstruct an original fence or gate, this is based on evidence of the original form, detailing and materials; or
- the new fence or gate is an appropriate contextual design response, and 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; and
 - is a maximum height of 1.5 metres; and
 - is more than 50% transparent.

~~New or replacement fences or gates to the front or principal part of a significant or contributory building may be permitted where:~~

- ~~▪ the works reconstruct an original fence or gate, based on evidence of the original form, detailing and materials; or~~
- ~~▪ the new fence is an appropriate contextual design response, where the details and materials are interpretive.~~

~~New fences and gates should also:~~

- ~~▪ not conceal views of the building; and~~
- ~~▪ be a maximum height of 1.2 metres if solid, or 1.5 metres if more than 50% transparent.~~

22.04-16 Trees

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It is policy that:

Trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) be retained wherever possible.

Buildings and works respect trees with assessed cultural significance (noted in the schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.

New buildings and works comply with the Australian Standard AD 4970-2009 Protection of trees on development sites for vegetation of assessed significance.

22.04-1744 Services and Ancillaries Ancillary Fixtures

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It is policy that:

- The installation of services and ~~ancillaries~~ 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 and the services and ancillary ~~ies~~ fixtures will not detract from the character and appearance of the building or heritage place.
- Items affixed to roofs, such as solar panels, ~~should~~ align with the profile of the roof.
- Services and ~~ancillaries~~ ancillary fixtures ~~should be~~ installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ~~ancillaries~~ ancillary fixtures ~~should be~~ are concealed, integrated or incorporated into the design of the building.

22.04-1845 Street Fabric and Infrastructure

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It is policy that:

Street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, ~~should be~~ designed and sited to avoid:

- impacts on views to significant or contributory places and contributory elements; and
- physical impacts on bluestone kerbs, channels and gutters, and other historic street infrastructure, lanes and street tree plantings.

For existing historic street/lane fabric and infrastructure, restoration, reconstruction and maintenance be carried out in a way that retains the original fabric, form and appearance.

22.04-1946 Signage

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It is policy:

Existing signage that is deemed to have heritage value be retained, and not altered or obscured, including historic painted signage.

New signage associated with heritage places ~~should:~~

- Minimise visual clutter.
- Not conceal architectural features or details which contribute to the significance of the heritage place.
- Not damage the fabric of the heritage place.
- Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- [Be placed in locations where they were traditionally placed.](#)
- Be readily removable.
- [Address all relevant performance standards of Clause 22.07- Advertising Signage.](#)

~~Advertising signs may be placed in locations where they were traditionally placed.~~

~~The historical use of signage may be justification for new or replacement signage.~~

~~Existing signage that is deemed to have heritage value should be retained, and not altered or obscured, including historic painted signage.~~

22.04-~~2019~~ Reference Documents

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Central Activities District Conservation Study 1985

~~Harbour, Railways, Industrial Conservation~~

~~South Melbourne Conservation Study 1985~~

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

City North Heritage Review, RBA Architects 2013

[East Melbourne & Jolimont Conservation Study 1985](#)

[North and West Melbourne Conservation Study 1985 & 1994](#)

[Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985](#)

South Melbourne Conservation Study 1985 & 1998

~~C258 Heritage Precincts Statements of Significance 2017~~

[Harbour, Railway, Industrial Conservation Study 1985](#)

PART B

This Part of the policy applies to properties graded A to D within the *Heritage Places Inventory 2020 Part B*, and those properties within the suburb of Melbourne that are referred to in the Central City Heritage Study Review, 1993 and not categorised significant or contributory by an incorporated document to this Scheme.

Policy Basis

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

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

Objectives

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

Policy

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

- Proposals for alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees should be accompanied by a conservation analysis and management plan in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1992 (The Burra Charter).
- The demolition or alteration of any part of a heritage place should not be supported unless it can be demonstrated that that action will contribute to the long-term conservation of the significant fabric of the heritage place.
- The impact of proposed developments on aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.
- The recommendations for individual buildings, sites and areas contained in the Central City Heritage Study Review 1993 except for the buildings detailed in incorporated documents titled Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013, the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018, and Hoddle Grid Heritage Review: Statements of Significance, September 2018, in which case the Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013 or the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 or Hoddle Grid Heritage Review: Statements of Significance, September 2018 will apply.
- All development affecting a heritage precinct should enhance the character of the precinct as described by the following statements of significance.
- Regard shall be given to buildings listed A, B, C and D or significant and/or contributory in the individual conservation studies, and their significance as described by their individual Building Identification Sheet.

Policy Reference

Urban Conservation in the City of Melbourne 1985

Central Activities District Conservation Study 1985

Harbour, Railways, Industrial Conservation

South Melbourne Conservation Study 1985

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

City North Heritage Review, RBA Architects 2013

Southbank and Fishermans Bend Heritage Review, Biosis and Graeme Butler. 16 June 2017

Hoddle Grid Heritage Review, June 2018

Guildford and Hardware Laneways Heritage Study 2017, Lovell Chen

22.05 HERITAGE PLACES OUTSIDE THE CAPITAL CITY ZONE

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This policy applies to all places within the Heritage Overlay ~~Area excluding outside~~ the Capital City Zone ~~Schedules 1, 2, 3 and 4~~ (CCZ) and the Docklands Zone.

PART A

This Part of the policy applies to properties categorised significant, contributory or non-contributory in an incorporated document to this Scheme.

22.05-1 Policy Basis

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Melbourne’s Municipal Strategic Statement identifies heritage as a defining characteristic of the municipality, ~~and a major part of Melbourne’s attraction. Heritage places enhance the city’s appeal as a place in which to live, work, invest and visit.~~

Heritage places ~~outside the Capital City Zone across the municipality,~~ encompass individual heritage places and heritage precincts, ~~individual heritage places within and outside heritage precincts, and historic streets and lanes.~~ These places ~~date from the mid-nineteenth century through to more recent times, and~~ are variously of heritage value for their historic, aesthetic, social, spiritual and scientific significance. They include residential and non-residential places, public parks and gardens, trees and infrastructure.

~~The places include some of metropolitan Melbourne’s most significant urban developments. They incorporate dwellings, institutions, industrial, manufacturing and commercial places, road and rail infrastructure, parks, gardens and places of recreation.~~

This policy provides guidance on conserving and enhancing heritage places and is informed by the conservation principles, processes and practices of the Australia ICOMOS Burra Charter, outside the CCZ. ~~It~~ The Burra Charter encourages the conservation, preservation and restoration of heritage places, and facilitates development which enhances the heritage place and is compatible and in keeping with theits cultural heritage values. ~~The policy recognises that heritage places are living and working places; and that development should be considered in the context of the heritage policy objectives.~~

This policy should be read in conjunction with Statements of Significance as incorporated into this Scheme.

22.05-248 Definitions

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Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.
Assessed significance	The assessed significance of an individual heritage place or heritage precinct is identified in the relevant <u>Statement of Significance</u> , as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.
Concealed/partly concealed	<u>Concealed means cannot be seen from a street (other than a lane, unless the lane has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building’s façade(s) in the street.</u> Concealed means not visible from any part of the street serving the front or principal part of the building, as defined under ‘visible’. Partly concealed means that a limited amount of the addition or higher rear part may be visible, provided it does not dominate the appearance of the building’s façade

Term	Definition
	and the streetscape.
Conservation	Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaptation and interpretation.
Context	Context means the setting of a heritage place, as defined under 'setting', including <u>The context of a heritage place can include: its setting (as defined under 'setting')</u> the immediate landholding, adjoining significant or contributory places, and the surrounding area.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts an interpretive design approach, derived through analysis of the subject property and its heritage context. Such an approach allows <u>requires</u> new development to comfortably and harmoniously integrate with the site and its <u>the</u> streetscape character. The approach can include respectful contemporary architecture.
<u>Contributory Heritage Place</u>	<u>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.</u>
Cultural significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Development	Development includes: <ul style="list-style-type: none"> • construction or exterior alteration of a building • demolition or removal of a building or works • construction or carrying out of works • subdivision or consolidation of land, including buildings or airspace • placing or relocation of a building or works on land construction or putting up for display of signs or hoardings
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; <u>and through appropriate development.</u>
Fabric	Fabric means all the physical material of the heritage place.
<u>Facadism</u>	<u>The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.</u>
Front or principal part of a building	The front or principal part of a building is generally considered to be the front two rooms <u>in depth, complete with the structure and cladding to the,</u> with roof; or that part of the building associated with the primary roof form, whichever is the greater. <u>For residential buildings this is generally 8-10 metres in depth.</u> For most non-residential buildings, the front <u>or principal</u> part is generally considered to be one full structural bay in depth <u>complete</u>

Term	Definition
	<p><u>with the structure and cladding to the roof</u> or <u>generally 8-10 metres in depth, including the roof.</u></p> <p><u>For corner sites, the front or principal part of a building includes the side street elevation.</u></p> <p><u>For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.</u></p>
Heritage place	A heritage place has been assessed to have natural or cultural has identified heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.
Heritage precinct (as referred to in this policy)	A heritage precinct is an area which has been identified as having heritage significance <u>value</u> . It is identified as such in the Schedule to the Heritage Overlay, and mapped in the Planning Scheme Heritage Overlay Maps.
Individual heritage place (as referred to in this policy)	An individual heritage place is equivalent to a significant heritage place. It may be graded <u>categorised</u> significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Key attributes	The key attributes or important characteristics of a heritage precinct areas identified in the precinct s Statement of s Significance, <u>include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.</u>
Lane	<u>A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.</u> Includes reference to public or private lanes, and ROWs.
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Massing	Massing means the arrangement of a building's bulk and its articulation into parts.
<u>Non-contributory place</u>	<u>A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.</u>
Preservation	Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.
Respectful and interpretive	<u>Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.</u> When used in relation to design, respectful and interpretive refers to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. Respectful means a modern

Term	Definition
	design approach to new buildings, additions and alterations to buildings, in which historic building size, form, proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Restoration	Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are graded categorised significant or contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant a collection of buildings significant in their own right.
Significant heritage place	<u>A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.</u>
Use	Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is classified as significant identified as having heritage value) or public park.

22.05- 347 GradingCategory of heritage places

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The gradingcategory (significant, contributory or non-contributory) of properties ~~outside the Capital City Zone~~ is identified in the incorporated document ~~C258~~ *Heritage Places Inventory 201720 Part A or another incorporated document to this Scheme* - Significant streetscapes are also identified in these incorporated documents. ~~Other streetscapes may also be significant and other information may be considered in determining the significance of a streetscape where limited information is provided in the existing citation or Council documentation.~~

~~‘Significant’ heritage place:~~

~~A ‘significant’ heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A ‘significant’ heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use,~~

~~period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.~~

~~'Contributory' heritage place:~~

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

~~'Non-contributory' place:~~

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

22.05-42 Policy Objectives

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- To conserve and enhance Melbourne's heritage places.
- To retain fabric. ~~To conserve fabric of historic, aesthetic, social, spiritual and scientific heritage value,~~ which contributes to the significance, character ~~and or~~ appearance of heritage places and precincts.
- To recognise and conserve the assessed significance of heritage places and streetscapes, as referenced in this policy or incorporated into this planning scheme ~~as adopted by Council,~~ as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or Council documentation.
- To ensure new development is respectful of the assessed significance of heritage places.
- To ensure new development is respectful of the character and appearance of heritage places.
- To encourage high quality contextual design for new development, and generally which avoids replication of historic forms and details.
- To encourage retention of the three dimensional fabric and form of a building.
- To discourage facadism.
- To encourage the adaptive reuse of heritage places.
- To ensure new development is ~~informed by~~ consistent with the conservation principles, processes and practices of the Australia ICOMOS Burra Charter.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory ~~elements~~ fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

22.05-53 Permit Application Requirements

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The following, where relevant, may be required to be lodged with a permit application.

- Where major ~~or consequential~~ development is proposed to significant heritage places, the preparation of a Conservation Management Plan (CMP), which is in accordance with the Heritage Council of Victoria's 'Conservation Management Plans: Managing Heritage Places A Guide 2010'. the responsible authority may require preparation of a Conservation Management Plan (CMP).
- The preparation of a Heritage Impact Statement (HIS) which is in accordance with Heritage Victoria's 'Guidelines for preparing Heritage Impact Statements'. ~~For all applications involving significant or contributory heritage places, other than minor works, the responsible authority may require preparation of a Heritage Impact Statement (HIS).~~
In a heritage precinct, the HIS should address impacts on adjoining significant or

contributory buildings and the immediate heritage context, in addition to impacts on the subject place.

- [Further information where there is limited information in an existing citation or Council documentation.](#)
- ~~Where works are associated with significant vegetation (as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance),~~ [An arboricultural report where works will or may affect significant vegetation \(as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance\)](#) ~~should be prepared.~~ The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the [assessed significance of the](#) heritage precinct.
- [For development in heritage precincts, the responsible authority may require](#) sight lines, and heights of existing and adjoining buildings, [streetscape elevations, photos and 3D model,](#) as necessary to determine the impact of the proposed works.
- [A comprehensive explanation as to how the proposed development achieves the policy objectives.](#)

22.05-64 ~~Performance Standards for Assessing~~ [Assessment of](#) Planning Applications

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[Planning applications are to be assessed against the Objectives at Clause 22.05-4 and the policies set out below.](#)

~~The performance standards set out below outline the criteria by which heritage aspects of planning applications will be assessed. Definitions of words used in these performance standards are included at the end of this policy.~~

~~Variation from the performance standards requires a readily understandable reasoned explanation of how the policy objectives are addressed.~~

22.05-75 Demolition

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[It is policy that:](#)

- [The demolition of a non-contributory place will generally be permitted.](#)
- Full demolition of significant or contributory buildings will not ~~normally generally~~ be permitted.
- Partial demolition ~~will not normally be permitted~~ in the case of significant buildings, [and of significant elements](#) or the front or principal part of contributory buildings [will not normally be permitted.](#)
- [Retention of the three dimensional form is encouraged; facadism is discouraged.](#)
- [The adaptive reuse of a heritage place is encouraged as an alternative to demolition.](#)
- The poor [structural or aesthetic](#) condition of a significant or contributory building ~~is~~ [will not in itself be considered](#) justification for permitting demolition.
- A demolition permit ~~should~~ not be granted until the proposed replacement building or works have been approved.
- ~~Demolition of front~~ [Fences](#) and outbuildings which contribute to the [cultural](#) significance of the heritage place ~~will not normally be permitted~~ [are not demolished.](#)

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- The assessed significance of the [heritage place or](#) building.
- The character and appearance of the [proposed](#) building or works and ~~its contribution to the~~ [their effect on the](#) historic, social and architectural values, ~~character and appearance~~ 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 ~~the perception of the~~ [its](#) three-dimensional form, [regardless of whether it is visible, and depth of the building.](#)

- 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.](#)

Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the responsible authority.

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Alterations

[It is policy that:](#)

External fabric which contributes to the [cultural](#) significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.

[Alterations to non-contributory buildings and fabric are respectful of, and do not detract from the assessed significance of the heritage precinct.](#)

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not ~~normally~~ [generally](#) be permitted.

[Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.](#)

[Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.](#)

[Any new awning or verandah is an appropriate contextual design response compatible with the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.](#)

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as appropriate:

- The assessed [cultural](#) significance of the building [and heritage place](#).
- The degree to which the ~~works~~ [alterations](#) would detract from the significance, character and appearance of the building and heritage place.
- Its structural condition.
- The character and appearance of the proposed replacement materials.
- ~~The degree to which the works~~ [Whether the alterations](#) can be reversed without ~~an unacceptable loss of significance~~ [loss of fabric which contributes to the significance of the heritage place](#).

~~Removal of paint from originally unpainted masonry surfaces is encouraged.~~

~~The introduction of awnings and verandahs to ground floor façades and shopfronts may be permitted where:~~

- ~~The works reconstruct an original awning or verandah, based on evidence of the original form, detailing and materials; or~~
- ~~The awning is an appropriate contextual design response, compatibly placed in relation to the building, and can be removed without an unacceptable loss of significance.~~

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Additions

[It is policy that:](#)

Additions to buildings in a heritage precinct ~~should be~~ [are](#) respectful of and in keeping with:

- ~~Identified~~ ~~'k'~~ [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 adjoining significant and contributory buildings.

- Where abutting a lane, ~~additions should be respectful of~~ the scale and form of ~~historic development to the lane~~ heritage fabric as it presents to the lane.

It is policy that:

Additions to significant or contributory buildings ~~should:~~

- Beare 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 perceptionprominence of the ~~three dimensional form and depth of the~~ building by setting back the addition behind the front or principal part of the building, and from ~~visible secondary elevation(s)~~ other visible parts and moderating height.
- do not build over or extend into the air space directly above the front or principal part of the significant or contributory 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.
- Beare distinguishable from the original fabric of the building.

The design of additions ~~should~~ is to:

- Adopt high quality and respectful contextual design.
- Avoid ~~a~~ direct reproduction of the form of historic ~~elements~~ fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

Concealment of additions

It is policy that:

Additions to a significant or contributory building ~~should be~~ are concealed in significant streetscapes. In other streetscapes, additions to significant buildings ~~should always be~~ are concealed, ~~and to contributory buildings should be partly concealed.~~ 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.

In streetscapes that are not significant, additions to contributory buildings should be partly concealed. Some of the addition or higher rear part(s) may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

All ground level additions to the side of a building should be 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. ~~visually disrupt the appreciation of the building~~

22.05-107 New Buildings

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It is policy that:

New buildings ~~should not detract from the assessed significance of the heritage place~~ are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and:

~~New buildings should:~~

~~• Be respectful of the heritage place and in keeping with:~~

- ~~Identified~~ Key attributes² of the heritage precinct such as:
 - ~~Precinct characteristics including b~~ Building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation and fencing.

- Prevailing streetscape height and scale.
- ~~Do n~~ot obscure views from the street(s) and public parks of the front or principal part of adjoining significant or contributory buildings.
- ~~Do n~~ot visually dominate or visually disrupt the appreciation of the heritage place. ~~by:~~
- ~~M~~aintaining a façade height which is consistent with that of adjoining significant or contributory buildings, whichever is the lesser. ~~and~~
- ~~setting-back higher rear building components.~~ Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- ~~Do n~~ot adopt a façade height which is significantly lower than prevailing heights in the streetscape.
- ~~Are N~~either be 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 streetscape.
- ~~Do n~~ot 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, be~~are respectful of the scale and form of historic ~~elements-~~fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.

The design of new buildings ~~should~~is to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.

Concealment of higher rear parts of a new building:

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.

22.05-119 Restoration and Reconstruction

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It is policy to encourage the restoration and/or reconstruction of a heritage place.

Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Restoration or reconstruction of a building is to be based on evidence of what a building originally looked like. It may be assisted by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

~~Where there is evidence of what a building originally looked like, renovation of any part of a significant building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude such a process 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):~~

22.05-1240 Subdivision

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It is policy that:

Subdivision of a heritage place ~~should~~:

- Reflect the pattern of development in the streetscape or precinct, whichever is most relevant to the place.
- Maintain ~~an~~-appropriate 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 to the significant or contributory building.~~

- Not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.
- Provide for three dimensional building envelopes for future built form to each new lot proposed.

Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.

22.05-~~13~~14 Relocation

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option

It is policy that:

- A building be retained in-situ unless it can be shown that the place has a history of relocation and/or is designed for relocation.
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.

~~A proposal to relocate a significant or contributory building or structure may be permitted where the existing location of the heritage place is not part of its significance.~~

22.05-~~14~~12 Vehicle Accommodation and Access

~~120~~
Proposed
C258
Exhibition Ad
option

It is policy that:

The introduction of on-site car parking, garages and carports, and vehicle crossovers is discouraged and should only be permitted where the following performance standards can be met:~~may be permitted where:~~

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any new 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); and
 - the form, details and materials will be respectful of the building, but not replicate details of the building.
- ~~On grade car parking is located to the rear of the property, or to the side setback where this is an established streetscape characteristic.~~
- ~~The new vehicle crossover is no wider than three metres, and crossovers are common elements of the streetscape.~~
- ~~For a significant or contributory building, the new garage or carport is placed behind the main building line (excluding verandahs, porches, bay windows or similar projecting features), and:~~
 - ~~the height is below that of the main roof form of the building;~~
 - ~~it will not conceal an original contributory element of the building (other than a plain side wall); and~~
 - ~~the form, details and materials are respectful of the building, but do 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.

22.05-~~15~~13 Fences and Gates

~~121~~
Proposed
C258
Exhibition Ad
option

It is policy that:

- where fences or gates to the front or principal part of a heritage place reconstruct an original fence or gate, this is based on evidence of the original form, detailing and materials; or
- the new fence or gate is an appropriate contextual design response, and 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; and
 - is a maximum height of 1.5 metres; and
 - is more than 50% transparent.

~~New or replacement fences or gates to the front or principal part of a significant or contributory building may be permitted where:~~

- ~~▪ the works reconstruct an original fence or gate, based on evidence of the original form, detailing and materials; or~~
- ~~▪ the new fence is an appropriate contextual design response, where the details and materials are interpretive.~~

~~New fences and gates should also:~~

- ~~▪ not conceal views of the building; and~~
- ~~▪ be a maximum height of 1.2 metres if solid, or 1.5 metres if more than 50% transparent.~~

22.05-16 Trees

--/20--
Proposed
C258
Adoption

It is policy that:

Trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) be retained wherever possible.

Buildings and works respect trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.

New buildings and works comply with the Australian Standard AD 4970-2009 Protection of trees on development sites for vegetation of assessed significance.

22.05-1744 Services and AncillariesAncillary fixtures

--/20--
Proposed
C258
Exhibition
Adoption

It is policy that:

- The installation of services and ~~ancillaries~~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 and the services and ancillaryies fixtures will not detract from the character and appearance of the building or heritage place.
- Items affixed to roofs, such as solar panels, ~~should~~ align with the profile of the roof.
- Services and ~~ancillaries~~ancillary fixtures ~~should be~~are installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ~~ancillaries~~ancillary fixtures~~should be~~are concealed, integrated or incorporated into the design of the building.

22.05-1845 Street Fabric and Infrastructure

--/20--
Proposed
C258
Exhibition
Adoption

It is policy that:

Street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, ~~should be~~is designed and sited to avoid:

- impacts on views to significant or contributory places and contributory elements; and
- physical impacts on bluestone kerbs, channels and gutters, and other historic street infrastructure, lanes and street tree plantings.

For existing historic street/lane fabric and infrastructure, restoration, reconstruction and maintenance be carried out in a way that retains the original fabric, form and appearance.

22.05-1946 Signage

--/20--
Proposed
C258
ExhibitionAd
option

It is policy that:

Existing signage that is deemed to have heritage value be retained, and not altered or obscured, including historic painted signage.

New signage associated with heritage places ~~should~~:

- Minimise visual clutter.
- Not conceal architectural features or details which contribute to the significance of the heritage place.
- Not damage the fabric of the heritage place.
- Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Be placed in locations where they were traditionally placed.
- Be readily removable.
- Address all relevant performance standards of Clause 22.07 – Advertising Signage.

~~Advertising signs may be placed in locations where they were traditionally placed.~~

~~The historical use of signage may be justification for new or replacement signage.~~

~~Existing signage that is deemed to have heritage value should be retained, and not altered or obscured, including historic painted signage.~~

22.05-2049 Reference Documents

--/20--
Proposed
C258
ExhibitionAd
option

~~C258 Heritage Places Inventory 2017 incorporated document~~

~~C258 Heritage Precincts Statements of Significance 2017 incorporated document~~

~~C258 West Melbourne Heritage Review 2016 Statements of Significance incorporated document~~

~~Central Activities District Conservation Study 1985~~

~~Harbour, Railways, Industrial Conservation~~

~~South Melbourne Conservation Study 1985~~

~~Central City (Hoddle Grid) Heritage Review 2011~~

~~Bourke Hill Precinct Heritage Review Amendment C240 2015~~

City North Heritage Review, RBA Architects 2013

East Melbourne & Jolimont Conservation Study 1985

Parkville Conservation Study 1985

North & West Melbourne Conservation Study 1985, & 1994

Flemington & Kensington Conservation Study 1985

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985

South Yarra Conservation Study 1985

South Melbourne Conservation Study 1985 & 1998

Harbour, Railway, Industrial Conservation Study 1985

Kensington Heritage Review, Graeme Butler 2013

Review of Heritage Buildings in Kensington: Percy Street Area, Graeme Butler 2013

Arden Macaulay Heritage Review, Graeme Butler 2012

West Melbourne Heritage Review 2016

PART B

This Part of the policy applies to properties graded A to D within the *Heritage Places Inventory 2020 Part B*, and those properties within the suburb of Melbourne that are referred to in the Central City Heritage Study Review, 1993 and not categorised significant or contributory by an incorporated document to this Scheme.

Policy Basis

The Municipal Strategic Statement identifies that Melbourne has a high-quality, rich and diverse urban environment. Heritage is an extremely significant component of Melbourne's attractiveness, its character and its distinction, and therefore its appeal as a place to live, work and visit. This policy is the mechanism to conserve and enhance places and areas of architectural, social or historic significance and aboriginal archaeological sites and to encourage development which is in harmony with the existing character and appearance of designated heritage places and areas. This policy is consistent with policy document *Urban Conservation in the City of Melbourne*, which has been in operation since 1985 and has contributed to the conservation of the character of places of heritage significance.

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.

Policy

The following matters will be taken into account when considering planning applications for Heritage Places within the Heritage Overlay.

Performance Standards for Assessing Planning Applications

The performance standards outline the criteria by which the heritage aspects of planning applications will be assessed. Definitions of words used in these performance standards and an explanation of building and streetscape grading's are included at the end of this policy.

In considering applications under the Heritage Overlay, regard should be given to the heritage places listed in the individual conservation studies and their significance as described by their individual Building Identification Sheets and the individual Statements of Significance which are incorporated documents in this scheme. The Building Identification Sheets and Statements of Significance include information on the age, style, notable features, integrity and condition of the heritage place.

Demolition

Demolishing or removing 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.

Before deciding on an application for demolition of a graded building the responsible authority will consider as appropriate:

- 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.

A demolition permit should not be granted until the proposed replacement building or works have been approved.

Renovating Graded Buildings

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*.

In considering a planning application to remove or alter any fabric, consideration will be given to:

- 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

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

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.

These provisions do not apply to land within Schedule 5 to the Capital City Zone (City North).

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.

These provisions do not apply to land within Schedule 5 to the Capital City Zone (City North).

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

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

An assessment of a planning application should take into account all aspects of the significance of the place. Consideration should be given to the degree to which the existing fabric demonstrates the 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.

Definitions of Words Used in the Performance Standards

Concealed means not visible from any part of the street serving the front of the building, as defined under 'visible'. 'Partly concealed' means that a limited amount of the addition or higher rear part may be visible, provided it does not dominate the appearance of the building's facade and the streetscape.

Conservation means looking after a place to retain its heritage significance. It may include maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.

Context means:

- The surrounding area as a whole
- Adjoining or nearby significant buildings or works
- In the case of additions or alterations, significant parts of the subject building.

Contributory building means a 'C' grade building anywhere in the municipality, or a 'D' grade building in a Level 1 or Level 2 streetscape.

Cultural significance means aesthetic, historic, scientific or social value for past, present and future generations.

Enhancement means:

- Encouraging removal of buildings or objects that detract from an area's character and appearance.
- Allowing replacement of buildings or objects that do not contribute to an area's character and significance by a building of a sympathetic new design.
- Allowing new works specifically designed to enhance an area's character and appearance.

Fabric means all the physical material of the place.

Outstanding building means a grade A or B building anywhere in the municipality.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either 'recreation' or 'conjectural reconstruction'.

Respectful and interpretive refer to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. 'Respectful' means a design approach in which historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work. 'Interpretive' means a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or later additions or by reassembling existing components without the introduction of new material.

Significant means of historic, architectural or social value for past, present or future generations. All graded buildings are significant. 'Significant parts' of a graded building means parts which contribute to the historic, architectural or social value of the building. The Building Identification Forms within *City of Melbourne Conservation Schedule* highlight many of the significant parts of each building.

Visible means anything that can be seen from any part of the street serving the front of the building including:

- Side elevations that are readily visible from the front street.
- Anything that can be seen from a side or rear laneway, if the laneway itself is classified as a Level 1 or 2 streetscape.

Grading of Buildings and Streetscape Levels

Every building of cultural significance has been assessed and graded according to its importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been graded for planning control purposes. The individual buildings are grade A to D, the streetscapes from Level 1 to 3, both in descending order of significance. The grade of every building and streetscape is identified in the incorporated document *Heritage Places Inventory 2020 Part B*.

'A' Buildings

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

'B' Buildings

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

'C' Buildings

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

'D' buildings

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

Level 1 Streetscapes

Level 1 streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

Level 2 Streetscapes

Level 2 streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscapes

Level 3 streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

Policy Reference

Urban Conservation in the City of Melbourne 1985

East Melbourne & Jolimont Conservation Study 1985

Parkville Conservation Study 1985

North & West Melbourne Conservation Study 1985, & 1994

Flemington & Kensington Conservation Study 1985

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985

South Yarra Conservation Study 1985

South Melbourne Conservation Study 1985 & 1998

Harbour, Railway, Industrial Conservation Study 1985

Kensington Heritage Review, Graeme Butler 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 2012

Southbank and Fishermans Bend Heritage Review, Biosis and Graeme Butler, 16 June 2017



Melbourne Planning Scheme

Incorporated Document

~~Amendment C258:~~

Heritage Precincts Statements of Significance 2019~~7~~

**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 Significance

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 Chanonry 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.

7.2 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 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.

11.0 Little Lon Precinct

11.1 Statement of Significance

The precinct is locally significant, historically, socially and aesthetically to the City of Melbourne. The building group, which epitomises the much publicised and interpreted 'Little Lon' district and its colourful past, represents three key development phases in the City's history, the immediate post golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of a greater Chinatown in the street.

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

11.2 Key Attributes

- A single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian-era.

- Contributory elements include external walls and finishes, parapeted form, mouldings, fenestration, joinery two and three-storey scale, and roof form, along with any new material added in sympathy to the original fabric it replaced.
- The architecturally significant Leitrim Hotel displays a strong boom-era dynamism in its façade ornament.

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 1904-1906 ²⁷. 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 London-style 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. Post-war migration had a significant impact on the ~~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 London-style squares and include Argyle, Murchison, Macarthur and Barry (University) squares, ~~with residential development laid out around the squares. These have historically provided landscaped spaces for informal recreation in the densely developed precinct area.~~ 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 pitches and central drains.
 - Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

How is it significant?

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

Why is it significant?

Carlton Precinct is of **historical significance**, as a predominantly Victorian-era precinct which reflects the early establishment and development of Carlton, on the northern fringe of the city. It was planned on the basis of early 1850s surveys undertaken during Robert Hoddle's tenure as Surveyor General, with the first residential allotments located to the north of Victoria Street. The precinct retains a comparatively high level of intactness, and a very high proportion of pre-1900 buildings, including terrace (row) housing, complemented by historic shops, institutions and public buildings. Surviving 1850s and 1860s buildings in particular attest to the precinct's early development. Parks and squares, including ~~University Square~~, Macarthur Place, Murchison Square, ~~and~~ 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.](#)

~~Commercial, manufacturing and industrial development has historically been limited. Exceptions include Victoria Brewery on Victoria Parade, established in the 1880s, and historically a dominant complex on the~~

~~parade; this was adapted and redeveloped as an apartment complex (Tribeca) in the early 2000s. 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 Bishops court 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 Gellibrand \(Williamstown\). 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 (Maribyrnong) 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](#)~~the precinct, with different examples of this housing type throughout the area, but~~ mostly [outside the precinct boundary](#)~~dating from the latter decades of the twentieth century.~~

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; Capel, 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 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?

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 two-storey 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 half-basement 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).
 - Ievers 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 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?

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 north, south and western areas of Parkville. ~~The n~~North Parkville is distinguished by large allotments and substantial often free-standing historic dwellings; ~~the s~~South Parkville has a more regular grid of streets and lanes, and greater consistency of allotment sizes and building forms; and ~~the w~~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 ~~in~~ 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 ~~also~~ 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 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.¹³⁷¹⁴², while a A retail centre also later developed on Toorak Road, to the east of Punt Road, outside the precinct boundary.¹³⁸](#)

[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.¹³⁹ In October that year, a series of large villa allotments were subdivided from the western edge of the Park along St Kilda Road.¹⁴⁰ 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.¹⁴¹ The South Yarra State School was established on the east side of the Park by the late 1870s.¹⁴²](#)

Although the suburb remained predominantly residential, in the 1880s and 1890s additional commercial operations opened on Domain Road and Millswyn Street.¹⁴³ 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.¹⁴⁴ 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. 1924.¹⁴⁵

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'.¹⁴⁶](#)

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.¹⁴⁷

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.¹⁴⁸ 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.¹⁴⁹ Fairlie Court was created on the site of Fairlie House; and St Leonards Court was formed following demolition of the substantial residence, St Leonards.¹⁵⁰

[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 Payne;¹⁵¹ and the street was developed in two main stages between 1919 and 1928.¹⁵²¹⁵⁵ By 1940, ~~the Marne s~~ Street was extensively developed with flat blocks such as Marne Court, Moore Abbey, Balmoral flats, Maritimo flats and Garden Court;¹⁵³ and noted architects involved in the design of the developments included Joseph Plottell, Edward Bilson, Arthur Plaistead and Robert Hamilton.¹⁵⁷¹⁵⁴](#)

The replacement of earlier buildings with flat blocks was met with some opposition, with concerns that the area was being 'exploited for commercialism'.¹⁵⁵ 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'.¹⁵⁶ 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'.¹⁵⁷

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.¹⁵⁸ 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.¹⁵⁹

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.¹⁶⁰ 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'.¹⁶¹ 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.¹⁶²

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:

- 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 pitchers 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 vice-regal 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 1851.¹⁶³

Crown allotments in Portion 16 of the Parish of Dousta Galla, which is now located to the east of the railway line, were sold from November 1849.¹⁶⁴ By 1853, allotments were being advertised in the 'village of Kensington, adjoining Flemington on the Government Road to the Race Course'.¹⁶⁵ 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.¹⁶⁶ 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.¹⁶⁷

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.¹⁶⁸ 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.¹⁶⁹ 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 1883.¹⁷⁰ The Railways Commissioners purchased 30 acres of the racecourse site for the provision of railway sheds.¹⁷¹

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 1886-7.¹⁷² 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.¹⁷³ 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.¹⁷⁴ 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.¹⁷⁵ 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.¹⁷⁶ 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.¹⁷⁷ 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'.¹⁷⁸ The 1890 directory lists 79 vacant houses in Kensington, many of which were likely recently built.¹⁷⁹ 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 1891.¹⁸⁰ 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.¹⁸¹

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.¹⁸² Enrolments initially numbered 228 children and increased to 1000 by 1898.¹⁸³ 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.'¹⁸⁴

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.¹⁸⁵

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).¹⁸⁶

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.

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.

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MELBOURNE PLANNING SCHEME

Incorporated Document

West Melbourne Heritage Review [2016:](#)
Statements of Significance
20169

HERITAGE REVIEW AREA



J. Gadsden Pty. Ltd. factory

17-37 Abbotsford Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

First stage of a factory complex commissioned by canvas manufacturer J.G. Gadsden Pty. Ltd. In 1926 to the design of architect, Frank Stapley. In 1944 a single-storey addition was made at the Ireland Street end of the complex to what was by then a food can making factory.

~~The construction of this complex began in 1926 when an application was lodged by architect, Frank Stapley, for the erection of a factory for J.G. Gadsden Pty. Ltd., canvas manufacturer. The two-storey brick building faced Abbotsford, Adderley and Ireland Streets. An estimated £2898 was expended in 1944 for a single-storey addition at the Ireland Street end of the complex to what was then a food can making factory.~~

~~The founding director of J. Gadsden Pty. Ltd., Jabez Gadsden, arrived in Australia from England in 1879. He worked for bag manufacturer Joseph Joyce in Melbourne, being made partner in 1884. Five years on the partnership was dissolved and Gadsden became the sole proprietor. The company moved from bag manufacture to can-making and eventually general packaging materials, with some twelve factories manufacturing textile bags and similar articles in Australia and New Zealand by the time of Jabez Gadsden's death in 1936. They had also become mattress manufacturers.~~

~~In the 1950s, newspaper accounts noted that the company had pioneered the lucrative tinned food industry in the Southern Hemisphere. During the Boer War and World War One, Gadsdens sent thousands of sandbags to protect soldiers in Africa and Europe. Gadsdens manufactured millions of food tins for troops throughout the world during the Second War, having set up a factory in every Australian State and four in New Zealand to provide food tins for an expanding industry. The company introduced tinplate printing in Australia, and later made tins for oil companies and paint manufacturers.~~

Contributory elements include:

- one and two storey brick main factory wing;
- pitched main roof on trusses clad with corrugated iron, Dutch-hipped over main corner bay;
- stepped parapet and trabeated form;
- brick pilasters rising to dog-toothed cornices with corbelled string moulds either side of main façade elements;
- steel-framed windows, with multi-pane glazing;
- concrete lintels over openings;
- two-storey main corner wing at Abbotsford and Ireland Streets, with raised entablature over three and two bayed main façade elements;
- entry to offices in Abbotsford Street, designed as an arched entry, now with cantilever hood; and
- firm name J. Gadsden Pty. Ltd. in cemented bas-relief on the entablature panel.

Some reduction in integrity from changes to openings and bricks being painted over; the 1944 addition is not significant.

How is it significant?

J. Gadsden Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

J. Gadsden Pty. Ltd. factory is significant.

- Aesthetically, as a well-preserved and large architect designed factory in a modern classical style (Criterion E); and
- Historically, one of the oldest custom designed factories for the Gadsden company, a nationally prominent manufacturing firm, in West Melbourne, and one of the key wartime industries of the Western suburbs, also expressive of the special role West Melbourne played in accommodating heavy transport-reliant industry because of proximity to Victoria's railway goods centre (Criterion A).

-

- ~~Aesthetically, as a well-preserved and large architect designed factory in a modern classical style; and~~
- ~~Historically, one of the oldest custom designed factories for the Gadsden company, a nationally prominent manufacturing firm, in West Melbourne, and one of the key wartime industries of the Western suburbs, also expressive of the special role West Melbourne played in accommodating heavy transport-reliant industry because of proximity to Victoria's railway goods centre.~~

Corris or Jones house

136 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

[Row house built in 1887 by prolific West Melbourne builder, John Jones, for members of the Jones family.](#)

~~Prolific builder-owner, John Jones, of Hawke Street of West Melbourne applied to build this row house in 1887 but it was Robert and Catherine Jones who were the owner-occupiers. At the time of his death in 1900, Jones was termed a 'gentleman', with an estate worth over £1800.~~

~~Later occupants included William Thomas and John J Mahoney who had a long connection with the house.~~

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented cornice moulds, masks and brackets with a raised arched entablature bearing the name 'Corris A.D. 1887' (meaning bright or clear);
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight; and
- cast-iron palisade front fence on dressed stone footings.

Balustrade panels incomplete or revised.

How is it significant?

Corris or Jones house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Corris or Jones house is significant.

- Historically, a well-preserved late Victorian-era row house created by prolific West Melbourne developers, the Jones family, for their own residence; representative of a major growth period in West Melbourne ([Criterion A](#)); and
- Aesthetically, a well-preserved row house, survivor of a former six house row and indicative of the past streetscape ([Criterion E](#)).

Michael Moran's row houses

162-164 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1875-
View of place:	2015

Statement of Significance

What is significant?

[Row houses, built by Michael Moran in 1875.](#)

~~Michael Moran, a builder by trade, built this pair of two-storey, stucco finish row houses in 1875 and owned them for over 20 years, leasing them out.~~

Contributory elements include:

- two-storey paired row house form;
- stucco wall finish;
- two level cast-iron verandahs;
- iron picket palisade fencing set between modified stuccoed fence piers;
- slated roofs that are hipped and exposed above bracketed eaves;
- ~~segment-arched openings with drip-moulds that provide a Tudor flavour to an otherwise Italianate form~~
- panelled cast-iron friezes and brackets and fringing; and
- six panel doors that lend distinction to the detailing and suggest the early Victorian-era.

Notable features include fence, verandah decoration, verandah roof and structure, [and](#) corner siting to pitched stone lane.

How is it significant?

Michael Moran's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Michael Moran's row houses are significant.

- Aesthetically, the hip roof two-storey Victorian-era row house form is an unusual combination both in West Melbourne and the City. This is a relatively early and original pair of this type, sparsely but distinctively decorated as befits its early date within the Victorian-era (Criterion E); and
- Historically, expressive of an owner-builder-developer combination, the Michael Moran family, who were typical of West Melbourne in the Victorian-era and responsible for some eight building projects in the West Melbourne area (Criterion A).

- ~~▪ Aesthetically, the hip roof two-storey Victorian-era row house form is an unusual combination both in West Melbourne and the City. This is a relatively early and original pair of this type, sparsely but distinctively decorated as befits its early date within the Victorian era; and~~
- ~~▪ Historically, expressive of an owner-builder-developer combination, the Michael Moran family, who were typical of West Melbourne in the Victorian era and responsible for some eight building projects in the West Melbourne area.~~

Hampson's row houses, part 169-177⁵ Adderley Street

169-171 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

[Three row houses built in 1865 for engineer and Crown Grantee, Robert Hampson.](#)

~~Engineer, Robert Hampson, had these three row houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner, Thomas Easton, lived in 169 Adderley Street and leased the other two houses over the next 20 years. Robert Hampson was the grantee for two adjoining allotments (CA1 and 2/96) sold in 1865.~~

Contributory elements include:

- a transverse-gable roofed early Victorian-era single-fronted row house form;
- single storey scale;
- concave form verandahs with shaped end walls;
- stucco wall finish, with originally moulded architraves to windows; and
- ~~both houses formerly with distinctive, Gothic flavoured timber verandah detailing in the form of tracery-like brackets~~
- [\(see See 173-5\).](#)

The houses at 177 and 169-171 Adderley Street have been altered, possessing their early form and basic finish: only 173-5 possesses its original Gothic detailing ([possibly](#) refurbished?) with an added masonry wall base. The windows of 169-171 have been replaced with aluminium-framed windows with horizontal emphasis (see 173-5), faux tile profile cladding put on the roof and the verandah rebuilt; 177 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced with iron and timber pickets.

How is it significant?

Hampson's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hampson's row houses are significant.

- Aesthetically, the Gothic tracery details are rare in small, privately owned domestic buildings in Greater Melbourne and particularly in West Melbourne ([Criterion E](#)); and
- Historically, the house row and its owner are representative of the first 1864-5 land sales in this part of Adderley Street, the Crown Grantee Robert Hampson having constructed this house row immediately after acquisition from the Crown ([Criterion A](#)).

Hampson's row houses, part 169-177 Adderley Street

173-175 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

[Three row houses built in 1865 for engineer and Crown Grantee, Robert Hampson.](#)

~~Engineer, Robert Hampson, had these three row houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner, Thomas Easton, lived in 169 Adderley Street and leased the other two houses over the next 20 years. Robert Hampson was the grantee for two adjoining allotments (CA1 and 2/96) sold in 1865.~~

Contributory elements include:

- a transverse-gable roofed early Victorian-era single-fronted row house form;
- single storey scale;
- concave form verandahs with shaped end walls;
- stucco wall finish, with originally moulded architraves to windows; and
- both houses formerly with distinctive, Gothic flavoured timber verandah detailing in the form of tracery-like brackets (see 173-5).

The houses at 177 and 169-171 Adderley Street have been altered, possessing their early form and basic finish: only 173-5 possesses its original Gothic detailing ([possibly](#) refurbished²) with an added masonry wall base. The windows of 169-171 have been replaced with aluminium-framed windows with horizontal emphasis (see 173-5), faux tile profile cladding put on the roof and the verandah rebuilt; 177 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced with iron and timber pickets.

How is it significant?

Hampson's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hampson's row houses are significant.

- Aesthetically, the Gothic tracery details are rare in small, privately owned domestic buildings in Greater Melbourne and particularly in West Melbourne ([Criterion E](#)); and
- Historically, the house row and its owner are representative of the first 1864-5 land sales in this part of Adderley Street, the Crown Grantee Robert Hampson having constructed this house row immediately after acquisition from the Crown ([Criterion A](#)).

Hampson's row houses, part 169-177⁵ Adderley Street

177 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

Three row houses built in 1865 for engineer and Crown Grantee, Robert Hampson.

~~Engineer, Robert Hampson, had these three row houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner, Thomas Easton, lived in 169 Adderley Street and leased the other two houses over the next 20 years. Robert Hampson was the grantee for two adjoining allotments (CA1 and 2/96) sold in 1865.~~

Contributory elements include:

- a transverse-gable roofed early Victorian-era single-fronted row house form;
- single storey scale;
- concave form verandahs with shaped end walls;
- stucco wall finish, with originally moulded architraves to windows; and
- both houses formerly with distinctive, Gothic flavoured timber verandah detailing in the form of tracery-like brackets (see 173-5).

The houses at 177 and 169-171 Adderley Street have been altered, possessing their early form and basic finish: only 173-5 possesses its original Gothic detailing (possibly refurbished) with an added masonry wall base. The windows of 169-171 have been replaced with aluminium-framed windows with horizontal emphasis (see 173-5), faux tile profile cladding put on the roof and the verandah rebuilt; 177 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced with iron and timber pickets.

How is it significant?

Hampson's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hampson's row houses are significant.

- Aesthetically, the Gothic tracery details are rare in small, privately owned domestic buildings in Greater Melbourne and particularly in West Melbourne (Criterion E); and
- Historically, the house row and its owner are representative of the first 1864-5 land sales in this part of Adderley Street, the Crown Grantee Robert Hampson having constructed this house row immediately after acquisition from the Crown (Criterion A).

Clarke's grocer shop and residence

179-183 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1889
View of place:	2015

Statement of Significance

What is significant?

[This corner shop and residence was designed by architect W. H. Webb and built by local contractors Fallick and Rawson for John Clarke in 1889.](#) ~~This corner shop and residence was designed by architect W. H. Webb and built by local contractors Fallick and Rawson for John Clarke in 1889. Clarke lived there until after 1890, when it was leased to James Woods, a grocer, under the ownership of Ann Clarke.~~

Contributory elements include:

- one-level stuccoed brick, parapeted shop and residence form;
- valuable and rare timber mullioned shop fronts to Adderley and Rodin Streets
- part of the original concave roof street verandah supported on iron posts and of the Melbourne Corporation design.
- [simple stucco classical detailing being a cornice and entablature to the parapet.](#)
- [original entry doors.](#)
- typical corner shop siting; and
- termination of the contemporary streetscape of row houses to the south, being built at a lesser front setback on the frontage.

Part of the street verandah has been removed; basalt footings painted over, ~~the entrance doors replaced or altered~~; sign and an evaporative cooler placed in the entry highlight along with an air conditioning unit on the roof.

How is it significant?

Clarke's grocer's shop and residence is significant historically and aesthetically to West Melbourne.

Why is it significant?

Clarke's grocer's shop and residence is significant.

- Aesthetically, as a custom-designed but traditional Victorian-era corner-shop-form which is typical of row housesuburbs and underscored, in this example, by retention of the rare timber shopfront and the iron framed Melbourne Corporation street verandah. The shop and residence lends variety to the Victorian-era streetscape and is representative of the many modest commissions undertaken by W.H. Webb in the West Melbourne area ([Criterion E](#)); and
- Historically, as a corner shop over a long period, the building has played a valuable role in the history of the locality as a place frequently visited by West Melbourne residents ([Criterion A](#)).

Ellan Vanan (or Ellan Vannin), Martha Goldsmith's row house

191 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1883-4
View of place:	2015

Statement of Significance

What is significant?

[This seven room brick row house was erected for a widow, Mrs Martha Goldsmith, in 1883-4, apparently as a major addition to a two room brick house.](#) ~~This seven room brick row house was erected for a widow, Mrs Martha Goldsmith, in 1883-4, apparently as a major addition to a two room brick house. Martha resided there with her family until her death in 1896. Later occupants included Thomas W Fowler, and Pierre H. Mignot, owner-occupier, who was termed a 'gentleman' at his death in 1942.~~

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented and bracketed cornice moulds, vermiculated blocks and brackets with a distinctive raised pedimented entablature and balustrading;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- cast-iron double palisade front fence on stone footings.

How is it significant?

Martha Goldsmith's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Martha Goldsmith's row house is significant.

- Historically, as well-preserved and thus representative of a major growth period in West Melbourne ([Criterion A](#)); and
- Aesthetically, for the high integrity of the house and its distinctive cemented detailing ([Criterion E](#)).

Lochaber or Cameron house

195 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1896-7
View of place:	2015

Statement of Significance

What is significant?

~~Lochaber house was built in 1896-7 by Field and French of 103 Haines Street, North Melbourne for the engine driver, Donald Cameron, to the design of prolific local architect, Frederick J. Brearley, also the home of Lieut. D. R. Cameron who was awarded a Military Cross for conspicuous bravery in the field. Lochaber was built in 1896-7 by Field and French of 103 Haines Street, North Melbourne for the engine driver, Donald Cameron, to the design of local architect, Frederick J. Brearley. Brearley designed a large number of inner Melbourne houses from the 1880s to the early 1900s. In 1906 he was described as a member of the Architects and Engineers Association, an architect, sworn valuer and Technical Instructor for North and West Melbourne, with offices in at 155 Queensberry Street, North Melbourne.~~

~~Lochaber was also the family home of Lieut. D. R. Cameron who left Australia with the first Expeditionary Force of World War One, where he gained his Military Cross for conspicuous bravery in the field.~~

Contributory elements include:

- two storey brick and cemented, parapeted row house;
- two colour face brick (cream, brown);
- stylistically derivation from the Italian Renaissance Revival;
- cemented cornice moulds, statuettes, swags, rosettes, foliated blocks and brackets;
- face brick side and rear walls;
- slate clad pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with panelled cast-iron frieze and brackets, and a raised ornamented gablet above the verandah roof;
- double-hung sash windows, with a three light bay at ground floor;
- four-panel entry door and toplight with Edwardian character lead-lighting;
- cast-iron double palisade front fence on dressed stone footings; and
- contribution to a valuable Victorian-era streetscape.

The upper level verandah valence appears incomplete.

How is it significant?

Lochaber is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Lochaber is significant.

- Historically, as the home of one of the West Melbourne elite professions, that of an engine driver, and a local war hero, Lieut. D. R. Cameron, also representative of a major growth period in West Melbourne ([Criterion A](#)), and
- Aesthetically, a well-preserved custom-designed and highly ornamented row house within the City and the work of local

| architect, F. J. Brearley whose practice specialised in inner Melbourne housing [\(Criterion E\)](#).

Tyns House, part Clark's row houses, 218-220 Adderley Street

218 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1882-3
View of place:	2015

Statement of Significance

What is significant?

~~This row house pair and workshop (218A) were built by prolific West Melbourne contractor John Jones, of Hawke Street for William Clark, of West Melbourne in 1882-3. This row house pair and workshop (218A) were built by prolific West Melbourne contractor John Jones, of Hawke Street for William Clark, of West Melbourne in 1882-3. Clark lived at 220 Adderley Street, while 218 went to Joshua Proud a local manufacturer of Proud Brothers, Dudley Street. John Jones' workshop was listed in City of Melbourne Valuers Books, as behind 218 Adderley Street (218A), off the lane, in the 1890s-1900s.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, orbs, scrolls and brackets with a raised gabled entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor at 218 and two windows for 220, differentiating Clark's residence;
- quarry tiled verandah;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

William Clark's row houses (and workshop) are significant historically and aesthetically to West Melbourne.

Why is it significant?

Clark's row houses are significant.

- Historically, as well-preserved examples representative of a major growth period in West Melbourne, also linked with local builder John Jones, and a long association with local manufacturer, Joshua Proud, of Proud Brothers ([Criterion A](#)); and
- Aesthetically, well-preserved row house pair expressive of West Melbourne Victorian-era residential development as well as contributory to a locally significant streetscape ([Criterion E](#)).

John Jones' workshop

218A Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Workshop
Date(s):	1882-3, 2003-4
View of place:	2015

Statement of Significance

What is significant?

~~This workshop was built by prolific West Melbourne contractor John Jones at the rear of a row house pair at 218-220 he had erected in 1882-3 for William Clark of West Melbourne. This workshop was built by prolific West Melbourne contractor John Jones at the rear of a row house pair at 218-220 he had erected for William Clark, of West Melbourne in 1882-3. John Jones' workshop was listed in City of Melbourne Valuers Books as behind 218 Adderley Street, off the Tait Lane, in the 1890s-1900s and beyond.~~

Contributory elements include:

- rear two storey face brick workshop with double-hung sash windows; and
- contribution to valuable Victorian-era lane and street scape.

The workshop has been changed in the conversion for residential use in 2003-4 with altered openings, new joinery in openings, a new mansard roof and added upper level, reducing its integrity.

How is it significant?

John Jones' workshop is significant historically and aesthetically to West Melbourne.

Why is it significant?

John Jones' workshop is significant.

- Historically, as a relatively well-preserved builder's workshop that is representative of a major growth period in West Melbourne (Victorian-era), also linked with prolific local builder, John Jones, as his workshop ([Criterion A](#)); and
- Aesthetically, contributory to a locally significant streetscape and lane-scape ([Criterion E](#)).

Clark's row house, part 218-220 Adderley Street

220 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1882-3
View of place:	2015

Statement of Significance

What is significant?

~~This row house pair and workshop were built in 1882-3 by prolific West Melbourne contractor John Jones, of Hawke Street for William Clark of West Melbourne. This row house pair and workshop were built by prolific West Melbourne contractor John Jones, of Hawke Street for William Clark, of West Melbourne in 1882-3. Clark lived at 220 Adderley Street, while 218 went to Joshua Proud a local manufacturer of Proud Brothers, Dudley Street. John Jones' workshop was listed in City of Melbourne Valuers Books behind 218 Adderley Street (218A), off the lane, in the 1890s-1900s.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, orbs, scrolls and brackets with a raised gabled entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor at 218 and two windows for 220, differentiating Clark's residence;
- quarry tiled verandah;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

William Clark's row houses and workshop are significant historically and aesthetically to West Melbourne.

Why is it significant?

Clark's row houses are significant.

- Historically, as well-preserved examples representative of a major growth period in West Melbourne, also linked with local builder John Jones, and a long association with local manufacturer, Joshua Proud, of Proud Brothers. ([Criterion A](#)); and
- Aesthetically, well-preserved row house pair expressive of West Melbourne Victorian-era residential development as well as contributory to a locally significant streetscape ([Criterion E](#)).

William French house

263 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

[The was one of two houses William French built there in 1875 as an investment on his original crown allotment of 1865. The mural on the side wall highlights the public debate in Australia over nuclear power.](#)

~~From the 1860s to 1890s, owner-builder, William French developed eight properties in the Victorian-era within this locality and on his original crown allotment of 1865. The house at 263 Adderley was one of two houses he built there in 1875 as an investment. The house was leased out over the next twenty years.~~

~~The mural on the side wall highlights the public debate in Australia over nuclear power and the anti-nuclear movement in Australia with origins from the 1972–73 debate over French nuclear testing in the Pacific and the 1976–77 debate about uranium mining in Australia (artist unknown).~~

Contributory elements include:

- Two-storey, stuccoed brick house, with a parapeted classical façade as a key corner element in the streetscape;
- stuccoed and ruled side elevation with `radioactive` anti-nuclear mural (painted by owner c.1975-6);
- distinctive arcaded ground-level verandah following the Italian Renaissance Revival style;
- cast-iron columns, set on cement trapezoidal bases, supporting the three loggia arches, with their drip-moulds terminating on bosses;
- tiled verandah floor;
- elegant cemented detailing including moulded upper level window architraves with pediments and bracketed sills, a fluted string-frieze marking the storey-line;
- double-hung sash timber windows;
- early enamel street sign on side wall; and
- an iron picket fence at the frontage.

One chimney cornice has been removed and although the added mural is not contemporary with the residence, it has its own value as an early street-art political statement on nuclear energy. A basket ball hoop and backing board have been added to this elevation.

How is it significant?

The William French house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The William French house is significant.

- Aesthetically, the house marks the early period of Italian Renaissance Revival stylistic influence on Melbourne architecture, with the relatively uncommon arcaded form and refined detailing, and it is externally near original. [\(Criterion E\)](#); and
- Historically, the house is the best of a number of buildings by French at this corner, thus typifying the predominance of builder-owners in West Melbourne who developed their Crown Grants and amassed considerable wealth. The mural has historical interest as an early public art political statement, in this case on nuclear power that was very topical at the time. [\(Criterion A\)](#).

Heaton House or John Greenwood's house

279 Adderley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	House
Date(s):	1888
View of place:	2015

Statement of Significance

What is significant?

~~Heaton House was built by John Greenwood a successful West Melbourne contractor. John Greenwood a successful West Melbourne contractor, built this house in 1888 and resided there for at least ten years. Greenwood also owned and built at least five other properties in the West Melbourne area, dying a wealthy man in 1915. In later years Greenwood would be caught up in a sensational breach of promise case, publicised across Australia.~~

Contributory elements include:

- a two-storey, parapeted and stuccoed double-fronted Victorian-era brick house;
- a two-level cast-iron verandah, with a bullnose profile roof and ornate cast iron detailing;
- siting on an unusual triangular block, facing the bay, offering counterpoint to the streetscape and prominent corner siting;
- corniced and parapeted classically detailed form which is typical of earlier buildings in the austerity of its ornament;
- rectangular raised parapet entablature, which bears the house name,
- central acroterion with scrolls;
- openings with cemented architraves; and
- French doors central to the upper level.

The fence has been replaced (possibly timber picket adjoining a capped corrugated iron fence). Part of the side-wall face brick is painted. A recent and major unrelated development abuts at the rear and dominates the side elevation of the house. An unrelated upper level rear addition is publicly visible from Railway Place.

How is it significant?

The John Greenwood house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

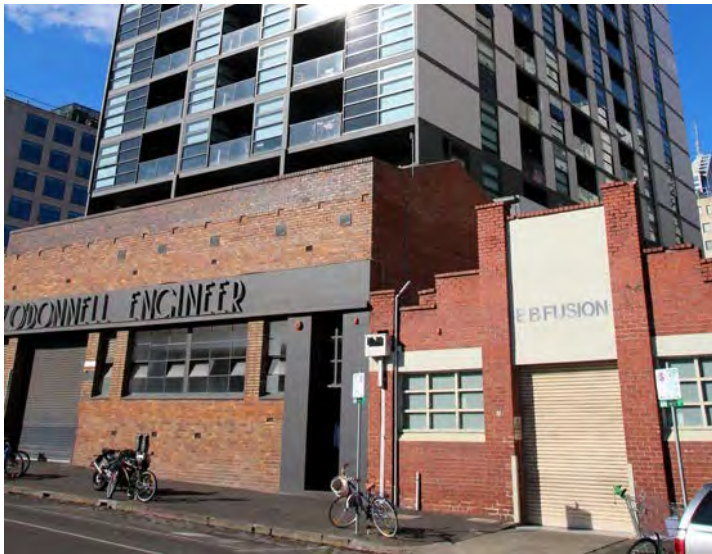
Why is it significant?

The John Greenwood house is significant.

- Aesthetically, the house's austere ornament and scale achieves importance from its unusual siting, original detail and prominent position [\(Criterion E\)](#); and
- Historically, another of the owner-builder developers of Adderley Street (Refer William French and Henry Cropley) and the area generally: in this case, resulting in a large house as a mark of success. Greenwood was one of West Melbourne's wealthiest residents and achieved some notoriety from a nationally publicised court case [\(Criterion A\)](#).

Interwar industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.

Varies Batman and Jeffcott Streets, Boughton Place, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory group
Date(s):	1920-1940
View of place:	2015

Statement of Significance

What is significant?

~~This Inter-war industrial precinct includes well-preserved Interwar industrial sites. This Inter-war industrial precinct includes well-preserved Interwar industrial sites, with the individually significant W. O'Donnell Engineer factory and Keep Brothers and Wood bulk store as the foci. The O'Donnell building was created in 1940 for Mr W O'Donnell engineer to a design by well known architects, Marsh and Michaelson Architect and Engineers.~~

~~Other~~ eContributory sites include:

- W. K. Burnside Pty. Ltd. group, 34-36, 38 Jeffcott Street 1920s-1930s;
- Excelsior Manufacturing Works, 45-47 Batman Street;
- Keep Brothers and Wood bulk store, 55-67 Batman Street, 1924; and
- Boughton Place Melbourne Electricity Supply sub-station.

Contributory elements in the precinct include:

- parapeted face brick and stucco one and two storey factory streetscapes;
- zero front and side setbacks;
- use of red and manganese body brickwork, cemented and heeler brick detailing;
- originally steel-framed windows, with multi-pane glazing;
- some glass brick window groups; and
- use of terracotta tiles to the O'Donnell building façade as backing to Gill Sans style metal lettering 'W. O'Donnell Engineer'.

Many contributory elements have been redeveloped but are still legible.

How is it significant?

This Inter-war Batman and Jeffcott Streets industrial precinct is significant historically and aesthetically to West Melbourne.

Why is it significant?

This Inter-war Batman and Jeffcott Streets industrial precinct is significant.

- Historically, as representative of the Interwar growth in industrial and engineering uses in West Melbourne, near the railway, as the City grew and transport nodes developed at North Melbourne; also for the contribution of some of the factories to the Second War effort, one in engineering and the other as a canning factory (Criterion A); and
- Aesthetically, as a well-preserved examples of Interwar industrial design over the two decades of the period highlighted by the O'Donnell building's significant Moderne design by the style's renowned practitioners, Marsh and Michaelson and the landmark Keep Brothers and Wood bulk store, designed by Arthur and Hugh Peck Architects (Criterion E).

St James Anglican Old Cathedral

2-24 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Church
Date(s):	1837-, 1914
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Heritage Victoria Register number: H11

What is significant?

St James Old Cathedral was constructed on a Crown grant site of five acres of land bounded by Collins, William and Bourke Streets with the foundation stone being laid on 9 November 1839 by Charles Joseph La Trobe, Superintendent of the District of Port Phillip. A simple timber pioneer church which preceded it was built with funds largely subscribed by Presbyterians and other denominations who made up the small community. Opened on 11 February 1837, St James was designed by Robert Russell, a London architect and surveyor who had arrived in Melbourne from Sydney on 5 October 1836. The Colonial Georgian building was constructed on bluestone footings of locally quarried sandstone. The unfinished building was opened for worship on 2 October 1842, and it was completed in 1847. The Anglican Diocese of Melbourne was founded in 1847, and on 29 June 1847 Charles Perry was consecrated in Westminster Abbey as Melbourne's first Bishop. He was enthroned in St James on 28 January 1848, and St James became the first Cathedral church of the new diocese, although it was not consecrated until 1853. When St Paul's Cathedral opened for worship on 22 January 1891 St James reverted to the status of a parish church. The diminished congregation, pressure of occupying valuable city land, and maintenance problems resulted in the church narrowly escaping demolition. It was relocated stone by numbered stone to its present site under the direction of Messrs Thomas Watts and Son, architects, re-consecrated by Archbishop Lowther Clark, and re-opened for worship on 19 April 1914. Changes made to the original design at the time of relocation include reorientation from east west to north south, the tower shortened by one stage, the main ceiling lowered a little, the sanctuary shortened by a few inches, the space between the main gallery remodelled to form a lobby and two vestries with passage and gallery stairs behind them. Two side entrances were constructed to serve the new passage.

How is it significant?

St James Old Cathedral is of historical and architectural significance to the State of Victoria.

Why is it significant?

St James Anglican Old Cathedral is significant.

- It is of historical importance as the first Cathedral in Melbourne, the earliest surviving church in Victoria, and one of Melbourne's earliest surviving buildings.
- It is of architectural importance as a rare example in Melbourne of a Colonial Georgian style building of simple design and pleasing proportions with Greek detailing at the doorways, and the only known surviving work of architect Robert Russell. Although he worked in London with eminent English architect John Nash, the style reflects his experiences in Sydney, especially the work of his contemporary Francis Clarke as well as of Francis Greenway. The interior is

important for rare and unusual features for Victoria, such as the traditional box pews of cedar, side galleries or Vice- Regal boxes originally for the use of Governor La Trobe and the Chief Justice, Baptismal font with the white marble bowl probably dating from the 17th century and coming from St Katherine's Abbey on the banks of the Thames, two mahogany pulpits presented by the ladies of the congregation in 1847. The World War 1 honour board carved by well known master wood carver Robert Prenzel and the World War 2 honour board which was copied from the earlier honour board. The stained glass windows are also of note with the 'east window' being possibly by the Melbourne firm of Ferguson and Urie, and the five windows by Christian Waller, wife of artist Napier Waller.

See more at: <http://vhd.heritagecouncil.vic.gov.au/places/767#sthash.ESRCTECa.dpuf>

W. O'Donnell Engineer works, part 33-47 Batman Street

33-43 Batman Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Factory
Date(s):	1940-1
View of place:	2015

Statement of Significance

What is significant?

[Brick factory erected in 1940 for W O'Donnell engineer as designed by well known architects, Marsh and Michaelson Architect and Engineer.](#) ~~Building Permit Application made in 1940 for the erection of a brick factory for Mr W O'Donnell engineer to the value of £6450 as designed by well known architects, Marsh and Michaelson Architect and Engineer, Collins Street, Melbourne. Plans showed a large open plan factory with offices on the street front at the west end. The site had been occupied by D. Gordon, coach builder and motor body builder in the 1930s. Marsh and Michaelson designed many significant Moderne or Modernistic style buildings in the Interwar period. Founded in 1933, W. O'Donnell Engineer is still headquartered in Melbourne (as Heldon Products), and is a privately Australian owned manufacturer of components used in the commercial refrigeration and air conditioning industries.~~

Contributory elements at 33-43 Batman Street include:

- parapeted face brick single storey Modernist style factory;
- manganese and body brickwork, with heeler bricks to wall piers;
- steel framed windows, with multi-pane glazing and hopper sashes set between piers;
- glass brick window groups;
- 6"x6" terracotta tiles to façade (painted over) as backing to Gill Sans style metal lettering 'W. O'Donnell Engineer' and applied to piers at entry;
- roller shutter entry to factory floor with stone kerbed crossing;
- gabled front roof bay, and formerly steel sawtooth trusses with matching parapets, now modified but seen in profile in part on east face; and
- contribution to an Interwar industrial streetscape and precinct with factories adjoining on the west and south.

A major multi-storey development, set behind the first roof bay, has been added since 1985, reducing the integrity of the place and focussing on the façade and side-wall sawtooth profile.

How is it significant?

The W. O'Donnell Engineer factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The W. O'Donnell Engineer factory is significant.

- Historically, as representative of the growth in industrial and engineering uses in West Melbourne as the central business district grew, located near the railway and additional transport nodes developed at North Melbourne_ [\(Criterion A\)](#); and
- Aesthetically, as a superb and well-preserved example of Moderne design by the style's renowned practitioners, Marsh and Michaelson_ [\(Criterion E\)](#).

Gollin and Co. Pty. Ltd. bulk store remnant

40 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Store
Date(s):	1915
View of place:	2015

Statement of Significance

What is significant?

~~Facade of a two-storey brick store built by Clement Langford, for successful general merchant and import firm, Gollin and Co of Melbourne, to the design of the noted architect Charles D'Ebro, in 1915. The building was reduced to a facade and side walls for a seven unit apartment block in 1999. Builder Clement Langford, of 275 Bridge Rd Richmond erected this two-storey brick store for merchants Gollin and Co of Melbourne to the design of the noted architect Chas D'Ebro, in 1915. D'Ebro had also designed the highly significant company's City offices in 1901-2 in a similar Queen Anne revival style. Before this store was built, the site was used by the Australian Biscuit Company (John H Walker, owner) as a brick vinegar factory. The building has been since reduced to a much altered facade and external walls for a seven unit apartment block in 1999. The building shell relates in part to the Edwardian era buildings in the adjoining St James complex.~~

~~A successful general merchant and import firm of the late-19th and early 20th centuries, Gollin and Company had a diverse business, handling kerosene and oil distribution and shipment of fruit from Mildura to England, amongst other activities. The substance and impressiveness of their Bourke Street offices was an expression of the company's prosperity and importance, and a general indication of the revived Victorian economy in the first decade of the 20th century, after the 1890s depression, and of the key role of importers to an economy with relatively limited industrial capacity.~~

Contributory elements include:

- red brick two level parapeted facade and side walls with raised parapet arch; and
- punched fenestration, siting on the street.
- Bricks rendered and painted over, openings altered, windows and doors gone; roof gone.

How is it significant?

Gollin and Co Pty. Ltd. Bulk store remnant is significant historically to West Melbourne.

Why is it significant?

Gollin and Co Pty. Ltd. Bulk store remnant is significant.

- Historically, as symbolic of a successful Australian importing firm, Gollin and Company ([Criterion A](#)).

Keep Brothers and Wood bulk store, later Batman Hill Apartments

55-67 Batman Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Warehouse
Date(s):	1923-4
View of place:	2015

Statement of Significance

What is significant?

~~Warehouse constructed in 1923-4 for coachbuilders, ironmongers and importers, Keep Bros and Wood's to the design of well known architects, Arthur and Hugh Peck. Coachbuilders, ironmongers and importers, Keep Bros and Wood's warehouse was constructed in 1923-4 to the design of well known architects, Arthur and Hugh Peck.~~

~~Operating from their Franklin Street workshop and showroom, in the Edwardian era, Keep Bros and Wood had moved on from the Batman Street warehouse by the late 1930s, relocating to La Trobe Street. The Batman Street building was then used by the British Australasian Tobacco Co Pty. Ltd. for storage and later as a Training Centre for the Engineers Branch of the Postmaster General's Department.~~

~~From the role of carriage builders, the firm entered the motor trade in the early 20th century as agents for a number of locally made cars, Trumbull being one, and were producers of the Hallmark bicycle. John Francis Keep died 22 January 1945, aged 89. With his brother, Albert Edward Keep, and H. S. Wood, he had formed Keep Bros and Wood in 1899, after a partnership with his brother (Edward Keep and Co.) formed after his arrival in the Colony in 1876.~~

~~The construction of this vast building in Batman Street during the mid 1920s coincided with the rapid rise of the motor car use in that decade and paralleled the construction of the large Autocar Industries Proprietary Limited Assembling and Motor Body Works erected nearby in Batman Street in 1925.~~

Contributory elements include:

- four-storey Edwardian warehouse built to the property line, providing massive scale to the street and relating well to nearby similarly monumental red brick buildings such as the Sands and McDougall complex and Goetz and Sons Pty. Ltd.;
- façade divided into 7 bays by giant order red brick piers;
- face red brick walls with terra-cotta wall vents, rendered spandrel panels and lintols;
- bullnose brick sills;
- multi-pane glazing to window pairs or groups (timber-like metal framing changed from original steel frames), set within vertical strips surmounted by an arched window within each end bay;
- transverse gabled corrugated galvanised steel roof concealed behind a rendered parapet;
- stepped raised parapet entablatures for each major bay, the central one bearing the words KEEP BROS AND WOOD PTY LTD in raised cemented lettering; and
- contribution to an Interwar industrial streetscape and precinct with factories adjoining on the east and south.

As part of the building's conversion to residential use, steel-framed balconies have been added to the facade, along with a small canopy at the entrance. Aluminium framed windows (to match a timber framed type) have replaced the original metal framed windows, with some reduction in the place integrity.

How is it significant?

The Keep Brothers and Wood warehouse is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Keep Brothers and Wood warehouse is significant.

- Historically, this well-preserved building is highly representative of the substantial warehousing and industrial buildings which were constructed in West Melbourne in the early twentieth century, and is closely linked with the major coachbuilders, ironmongers and importers, Keep Bros and Wood ([Criterion A](#)); and
- Aesthetically, the building is a substantially intact example of an Interwar warehouse on an impressive scale, and which is a dominant element in the streetscape and the work of important architects, Arthur and Hugh Peck Architects. It relates well to other red brick warehouses and factories in the locality ([Criterion E](#)).

Sands and McDougall Pty Ltd box factory, part proposed Sands & McDougall precinct

83-113 Batman Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory
Date(s):	1927-8, 1937-1940
View of place:	2015

Statement of Significance

What is significant?

~~Box factory built for stationery manufacturing firm, Sands and McDougall Pty. Ltd., in two stages, 1927-8 and 1937, to the design of Industry specialist, the architects, Arthur and Hugh Peck. The giant stationery manufacturing firm, Sands and McDougall Pty. Ltd., commissioned this four level building in two stages, 1927-8 and 1937, following on from the main Spencer Street complex erected in the Edwardian and late Victorian eras. Industry specialist architects, Arthur and Hugh Peck, had already designed part of this complex in Jeffcott Street in 1914.~~

~~Extensions to the railway yards at West Melbourne meant the shortening of Adderley Street and the demolition of the Sands and McDougall Pty. Ltd. box factory. The replacement box works in Batman Street was proposed as one of the largest factories yet built in Melbourne. The plans of 1927 held a floor area of 200,000 square feet, or nearly four and a half acres, contained in a semi-basement and six floors (upper levels not built until 1937). Floors and stairs were concrete, double doors ledged and braced vertical boarded timber and the roof initially left as a concrete slab until upper level floors were added. Fire escapes at each corner and a gangway ramp to the existing building, a lift well, plus male and female lavatory blocks were the main plan elements in the large open floors also cart docks at ground level. The final stage was built by Rispin Brothers, and completed by March 1938.~~

~~Labour was cheap during the Depression of the late 1920s, inspiring many large companies to expand. Sands and McDougall Pty. Ltd.~~

~~Sands and Kenny (1857-61) and Sands and McDougall, (1862-c1974) were principally the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the Directory of Victoria providing the longest issue of any directory publisher in Victoria. They also published a directory of Canberra. From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West and stores in Little Flinders Street, their expansion provided for the erection of the main Spencer Street factory building to the design of Thomas Watts and Sons in 1889. Products made there included cardboard and paper containers, those associated with book binding, map production, and general stationery and letterpress printing was combined with general publishing.~~

Contributory elements include:

- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;

- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings;
- some vertical boarded external doors; and
- strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

Most windows have been replaced in a related manner.

How is it significant?

The Sands and McDougall Pty. Ltd. box factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sands and McDougall Pty. Ltd. box factory is significant.

- Historically, as a well-preserved major industrial element in a nationally known complex; symbolic of the influence of railway expansion in the area and the benefits of location in West Melbourne; closely linked with the Sands and McDougall firm and described at its initiation as the largest factory yet built in Melbourne ([Criterion A](#)); and
- Aesthetically, a bold Modernistic design in red brick as a 1920s precursor to modern commercial building in the Melbourne Central Business District and a major streetscape element in a significant group of red brick industrial structures ([Criterion E](#)).

Autocar Industries Proprietary Limited Assembling and Motor Body Works

100-154 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1925-
View of place:	2015

Statement of Significance

What is significant?

Assembling and Motor Body Works for Autocar Industries Proprietary Limited built up from 1925 to the design of architects Browning, Bladen and Dare, as a major step in industrialisation after World War One and a direct reflection of the massive increase in motor car sales in Victoria as well as the protective measures of government tariffs. ~~On an important pioneering industrial site in West Melbourne (Victoria Iron Rolling Company), this Assembling and Motor Body Works for Autocar Industries Proprietary Limited was a major step in industrialisation after World War One and a direct reflection of the massive increase in motor car sales in Victoria as well as the protective measures of government tariffs.~~

~~The building and its ramped floors was considered to be the latest and best of its type in Victoria when built and was the setting for construction of many sought-after international motor body brands. The building has been recently converted to new uses.~~

~~The construction of this vast building coincided with the Keep Brothers and Wood bulk store erected nearby in Batman Street in 1923-4, also linked with the motor car industry.~~

Contributory elements include:

- two, three and four level red brick parapeted factory;
- simple cemented covered cornice with moulded insignia on Batman Street elevation;
- regularly spaced structural frame as expressed by the fenestration;
- regularly arranged rectilinear window openings;
- continuous reinforced concrete lintols;
- multiple gabled roof bays behind the parapet; and
- brick tower on Batman Street elevation assumed to contain a water tank.

Superficial external renovation with empathetic changes to window joinery, addition of glazed foyers.

How is it significant?

The Autocar Industries Proprietary Limited motor body works is significant historically to West Melbourne and the City of Melbourne.

Why is it significant?

The Autocar Industries Proprietary Limited motor body works is significant.

- Historically, as a large and well-preserved expression of the massive increase in motor vehicle ownership in Victoria, the supportive role of government that used tariffs to promote local industries, and the embodiment of new assembly line motor vehicle production technique that was noted for use of the sloping site in its ramped floor construction ([Criterion A](#)).

Alexander Cooper's house

16 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1866-
View of place:	2015

Statement of Significance

What is significant?

~~Row house built by successful contractor, Alexander Cooper in 1866. Successful contractor, Alexander Cooper, built, owned and occupied this cemented stone house from 1866 until his death in 1892. By 1897 William Cooper, also a builder and probably his son, is listed as the owner-occupier. Two rooms were added to the City of Melbourne valuer's description of the house in 1879 which today can apparently be distinguished by machine pressed red brickwork. Alexander Cooper died a very wealthy man and was linked to a number of major contracts, including the Williamstown graving dock pier.~~

Contributory elements include:

- two-storey, unpainted stuccoed stone house;
- stucco detailing consists of a simple cornice, plain ogee curved verandah end-walls and pedestals for urns (urns now gone);
- a two-level verandah of timber supported on unusual and slender circular section iron columns with subtly expressed capitals;
- keyhole pattern fretted verandah valences, in the Gothic manner;
- early trim colour scheme of cream and maroone;
- related but not original timber balustrade slatting turned at a diagonal to the railing (similar to early fence designs);
- French door central to upper level; and
- a stone-piered, iron picket front fence.
- Bellied cast-iron balustrading on both levels has been replaced.

How is it significant?

Alex Cooper's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alex Cooper's house is significant.

- Aesthetically, this house is strongly evocative of its early Victorian-era construction, given the unpainted stucco and old trim colours, also the visible stone work is an uncommon material and the house contributes to a streetscape ([Criterion E](#)); and
- Historically, the house was built by the original grantee and an owner-builder typical of the many in the West Melbourne area and particularly in this street. Alexander Cooper died a very wealthy man and was linked to a number of major contracts, including the Williamstown graving dock pier ([Criterion A](#)).

Alexander Cooper's row houses, part 18-26 Capel Street

18 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91. Successful contractor, Alexander Cooper, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. After Alexander's death in 1892, William Cooper owned them when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. Cooper was one of the grantees of the lots comprising the site.~~

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house ([Criterion E](#)); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs ([Criterion A](#)).

Cooper's row houses, part 18-26 Capel Street

20 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91. Successful contractor, Alexander Cooper, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. After Alexander's death in 1892, William Cooper owned them when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. Cooper was one of the grantees of the lots comprising the site.~~

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house ([Criterion E](#)); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs ([Criterion A](#)).

Cooper's row houses, part 18-26 Capel Street

22 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91. Successful contractor, Alexander Cooper, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. After Alexander's death in 1892, William Cooper owned them when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. Cooper was one of the grantees of the lots comprising the site.~~

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses;
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house ([Criterion E](#)); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs ([Criterion A](#)).

Cooper's row houses, part 18-26 Capel Street

24 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91. Successful contractor, Alexander Cooper, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. After Alexander's death in 1892, William Cooper owned them when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. Cooper was one of the grantees of the lots comprising the site.~~

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house ([Criterion E](#)); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs ([Criterion A](#)).

Cooper's row houses, part 18-26 Capel Street

26 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91. Successful contractor, Alexander Cooper, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. After Alexander's death in 1892, William Cooper owned them when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. Cooper was one of the grantees of the lots comprising the site.~~

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house ([Criterion E](#)); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs ([Criterion A](#)).

Rob Roy Hotel

32-34 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Hotel
Date(s):	1871
View of place:	2015

Statement of Significance

What is significant?

~~The former Rob Roy Hotel was constructed and owned by prolific West Melbourne builder, Michael Moran, in 1871. From c1875 it is described as a brick shop. The former Rob Roy Hotel, is another of the buildings in the area constructed and owned by Michael Moran the builder (Refer 162-4 Adderley Street). Soon after its construction in 1871, Moran sold the hotel to Edward Grieve, the publican at that time being John Connelly. From c1875 it is described as a brick shop and for the twelve years after 1885, it was owned by Elizabeth Johnstone and leased to Mrs. England, Mrs. Ellingsworth, Mrs. Ward and Perry Moorhouse.~~

Contributory elements include:

- a two-storey, stuccoed brick building with a corniced and parapeted roof line;
- gabled side parapet and exposed face brick north side wall;
- Italian Renaissance Revival style cement detailing of flat window pediments and architraves also moulded and cemented chimneys;
- a moulded storey string mould and unusual, plainly-expressed, scalloped acroteria at the parapet; and
- coupled upper windows provide the central emphasis to parallel the wide, bracketed and pedimented entrance below (now altered).

To the north is a single-level residence which shares simplified moulding lines with its neighbour as well as quoins.

The entrance had been altered but has been revised to the presumed early bipartite form like the upper windows.

Another key part of significant Capel Street residential streetscape, the hotel relates well to 26 of 18-26 Capel Street and is similar in scale to 62-4 and 80-6 Capel Street, with shared form, detail and site disposition with 38, 44-2, 66-78 Capel Street.

How is it significant?

The former Rob Roy Hotel is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The former Rob Roy Hotel is significant.

- Aesthetically, as a near original example of a typical early Victorian-era hotel or commercial form with added unusual detail and fenestration and as an important and early part of the significant Capel Street residential streetscape ([Criterion E](#)); and
- Historically and socially, representative of a public accommodation use, as an hotel or boarding house, within this formerly residential street and thus as a focus of social activity ([Criterion A](#)).

Florence, or Hawkins house

36 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

[Cottage built for William Hawkins in 1865.](#) ~~Built for William Hawkins in 1865, this originally three room brick cottage was one of a small group of similarly small cottages in this part of Capel Street. Hawkins also owned the adjoining 38 Capel Street, built 1871. It is possible that the cottage was refaced later in the Victorian era, potentially extending it to the street.~~

Contributory elements include:

- single storey cemented single-fronted cottage;
- small scale;
- parapeted form with moulded cornice;
- moulded architraves to openings with quoining;
- gabled roof clad with slate behind parapet;
- cemented chimney with panelled shaft and cornice, plus terra-cotta pot;
- double-hung sash window;
- four-panel entry door and toplight;
- stone plinth; and
- contribution to significant Victorian-era streetscape.

Side parapet wall may have been rebuilt and the chimney extended.

How is it significant?

Florence or Hawkins house is significant historically to West Melbourne.

Why is it significant?

Florence or Hawkins house is significant.

- Historically, as representative of the early stage of the major post Gold Rush population growth at West Melbourne in the Victorian-era period and the minute size of some of the houses built at that time to serve the rising demand_ [\(Criterion A\)](#).

Infill housing

40-60 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Apartments
Date(s):	1988-1990
View of place:	2015

Statement of Significance

What is significant?

~~Infill government public housing built 1988-1990 to the design of emerging Melbourne architect, Peter Elliott, in a Post-Modern style. Extensive example of a revised State housing policy in the 1980s, under the Hamer Liberal Government, that saw an attempt to integrate new Government housing into the existing Victorian-era row house fabric of Melbourne's inner-suburbs, in this case West Melbourne. This was in contrast to the pre-cast concrete tower blocks in nearby North-Melbourne. Rather than create a government housing precinct that was visually distinct, new designs by emerging young-Melbourne architects, such as Peter Elliott, focused on visual integration. Some government infill designs won architectural awards as recognising by the profession of an innovative approach to housing. This new approach coincided with the emergence of Post-Modern design that diverged from the strict Modernist theories and utilised decorative elements derived from the building's context.~~

Contributory elements include:

- mainly two level row house design, similar in scale to nearby Victorian-era row houses;
- vertical divisions at similar intervals to those in nearby Victorian-era row houses;
- stuccoed fenestration walls that emulated Victorian-era verandahs imposed over cream brick wall finishes, with some corrugated iron wall cladding;
- punched window openings, with timber framing;
- metal framed front fences;
- pitched, mainly gabled roof forms, clad with corrugated iron or similar;
- through-way to Peel Street utilising a stone pitched lane; and
- integration into the Victorian-era streetscape.

How is it significant?

Infill housing at 40-60 Capel Street is significant historically and aesthetically to West Melbourne.

Why is it significant?

Infill housing at 40-60 Capel Street is significant.

- Historically, as a well-preserved example of a change in government policy for inner Melbourne public housing [\(Criterion A\)](#); and
- Aesthetically, a good example of Post-Modern design that also served visual integration of large new housing developments in inner urban areas [\(Criterion E\)](#).

Noble's house

62 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1864-1868
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Heritage Victoria Register number: H0630

What is significant?

The ~~R~~Residence at 62 Capel Street, West Melbourne, was built and occupied by Thomas Noble, a carpenter, in 1864. The house was probably built in two stages, the bluestone ground floor of three rooms first, with the second storey, in stuccoed brick, added in the late 1860s to give a total of six rooms. It features a corniced parapet and quoins to lower openings and corners.

How is it significant?

The ~~Residence~~ [Residence](#) at 62 Capel Street, West Melbourne, is of historical and architectural significance to the State of Victoria (and West Melbourne).

Why is it significant?

The ~~R~~Residence at 62 Capel Street, West Melbourne, is of:

- Historical significance as evidence of the early form of residential development in inner Melbourne. The house is built right up to the property line, which was not uncommon during the early period of the city's development when planning regulation was of a rudimentary nature. Nevertheless, the Melbourne Building Act applied to this part of North Melbourne when No. 62 was built, explaining why it was built in stone at a time when many other structures in the area outside the provisions of the Act were being constructed of timber. As a result, No. 62 has survived as an important component of the 19th century streetscape that is still evident in Capel Street. The absence of ornament, especially in the lower storey, and the staged building process reflect the small scale and humble means of the owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Noble, the builder and occupier of this house, built several others in the area.
- Architectural significance as an early residence employing a juxtaposition of stone and stucco work. It also retains early accessories such as the shutters and precise details.

Dean's house

64 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1866
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Victorian Heritage Register number: H631

What is significant?

The Residence at 64 Capel Street, West Melbourne, was built by Joseph Dean probably between 1859 and 1866, possibly in two stages, the second storey being added some time after the first. Dean was a stonemason and lived in the house himself for short periods but generally leased it until selling in 1897. The house is a two-storey parapeted and part-stuccoed building of basalt coursed rubble with sandstone quoins to openings as seen on the north face. The two-level timber verandah has cast-iron frieze panels, bellied iron balustrade panels and a modified square head picket fence. The architraved upper level window has the distinctively early detail of half side-lights, with adjoining hung sashes over a lower panel. Decorative stucco elements include parapet scrolls, a cornice and unusual stylised brackets and rolled mouldings to the side wall faces, set against the stone work.

How is it significant?

The Residence at 64 Capel Street, West Melbourne, is of historical and architectural significance to the State of Victoria (and West Melbourne).

Why is it significant?

The Residence at 64 Capel Street, West Melbourne is of:

- Historical significance as evidence of the early form of residential development in inner Melbourne. The house is one of the earliest in the area, the land here having been sold in the late 1850s. It provides an excellent example of the kind of buildings erected by the small-scale owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Dean, the builder and occupier of this house, built several others in the area.
- Architectural significance as an example of domestic architecture displaying uncommon early details and cast iron pattern and as an unusual example of combined stone (basalt and freestone) and stucco work.

Elm ('*Ulmus*' sp.) street trees x2

80, 86 near Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Tree
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

Mature elms ('*Ulmus sp.*') as an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. ~~Mature elms ('*Ulmus sp.*') were planted in West Melbourne streets and reserves, as shown on MMBW Detail Plans and the 1945 aerial photography of West Melbourne. These surviving trees are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. In that era, elms were removed because they were seen as disruptive to mechanical street cleaning and their roots were damaging drains.~~

Contributory elements include:

- mature Wych elm ('*Ulmus glabra*') West of 187 Victoria Street (-37.806022, 144.955225)
- mature elm '*Ulmus sp.*' near 80-86 Capel Street (-37.806290, 144.955173); and
- land within five metres of the root ball.

How is it significant?

The elms are significant historically and for their rarity in West Melbourne.

Why is it significant?

The elms are significant.

- Historically, as an indication of tree planting and selection in the Victorian and Edwardian-eras with the goal of
 - beautification and creation of shade (Criterion A); and
 - Rarity, as some of the few remaining examples from a large number of street trees existing at West Melbourne in the 1890s (Criterion B).

Touzel's row houses

80-86 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1867-8
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by Phillip Touzel in 1867-8. Peel Street resident, Phillip Touzel owned and built this row of houses in 1867-8. He remained the owner of the row for at least 30 years, leasing them out, while residing on occasions at 86 Capel Street.~~

Contributory elements include:

- a two-storey, once face brick row of four row houses;
- two level timber verandahs with panelled cast-iron friezes and brackets in an early pattern;
- simply corniced cement façade parapets and chimney shafts, with shallow mouldings,
- transverse gabled main roof line, expressive of the row's early construction;
- cemented party wall detail with panelled and bracketed shapes combined with precise shell and diamond motifs set within and without panels on some houses;
- double-hung sash windows and 4 panel doors with top lights; and
- uncommon Chinese-like timber balustrading which contains a saltire-cross with panelled borders and similar patterned timber front fence panels (recreation based on remaining panels on two houses), evocative of saltire cross balustrading in colonial buildings such as the Regency styled Victoria Barracks NSW 1841-6.

The row, as a whole has been altered in detail but sympathetic recreation of the balustrading and the panelled timber fences has partly remedied this; 84-6 has been stuccoed. This row is a contributing part of the significant Capel Street residential streetscape adjoining its termination (88 Capel and 189 Victoria Street) and sharing its scale, finish and ornament.

How is it significant?

Touzel's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Touzel's row houses are significant.

- Aesthetically, an early house row utilising timber balustrading and fencing as one of the decorative options of the pre-local cast-iron manufacturing period which began in the 1870s and the panel pattern used is rare. Other distinctive attributes of early row house design include the use of plain face brick, panelled serpentine pattern cast-iron friezes, the transverse gabled roof line and slim cement mouldings (Criterion E); and
- Historically, built by Touzel, another of the many owner-builders from the West Melbourne area and particularly this street (Criterion A).

Cleary's houses, part 81-83 Capel Street

81 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1871
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by Adams and Hardy in 1871 for West Melbourne bootmaker, Patrick Cleary. Builders Adams and Hardy erected this pair of five-room brick cottages in 1871 for West Melbourne bootmaker, Patrick Cleary who leased these houses out. About the same time, Cleary engaged the renowned architect George R. Johnson to design his shop and residence in Victoria Street (199 Victoria Street?). Given the distinctive character of this pair, Johnson may have designed them. Cleary died a wealthy man in 1891 as one of West Melbourne's successful businessmen.~~

Contributory elements include:

- face brick single storey parapeted house pair;
- coloured brickwork, with brown body and cream detailing;
- cream brick quoining;
- distinctive scalloped brick parapet profile, with a finer scallop under the cornice;
- cemented detail as string mould;
- pitched roof behind the parapet with face brick chimney, with corbelled top;
- timber-framed verandahs with stop-chamfered and corniced timber posts, panelled cast-iron frieze and brackets;
- uncommon cast-iron balustrade as front fence;
- double-hung sash windows;
- four-panel entry doors and toplight;
- later, but uncommon, metal pipe-framed gate; and
- contribution to valuable 19th century streetscape extending into Victoria Street and backs onto the former Fibrini Milling Company mill, also linked with Cleary.

83 Capel Street has been superficially altered, with bricks painted over, chimney gone but 81 provides evidence for restoration.

How is it significant?

Cleary's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cleary's houses are significant.

- Historically, as representative of the first stage representative of a major growth period in West Melbourne, also linked with local North and West Melbourne identity, Pat Cleary ([Criterion A](#)); and
- Aesthetically, a distinctive pair of row houses, with uncommon brick and iron detailing and contributory to a valuable residential and commercial Victorian-era streetscape ([Criterion E](#)).

Cleary's houses, part 81-83 Capel Street

83 Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1871
View of place:	2015

Statement of Significance

What is significant?

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83 Capel Street has been superficially altered, with bricks painted over, chimney gone but 81 provides evidence for restoration.

How is it significant?

Cleary's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cleary's houses are significant.

- Historically, as representative of the first stage representative of a major growth period in West Melbourne, also linked with local North and West Melbourne identity, Pat Cleary ([Criterion A](#)); and
- Aesthetically, a distinctive pair of row houses, with uncommon brick and iron detailing and contributory to a valuable residential and commercial Victorian-era streetscape ([Criterion E](#)).

Dominick Cleary's workshop, later Fibrini (or Fibrin) Milling Company 83A Capel Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Workshop
Date(s):	1897
View of place:	2015

Statement of Significance

What is significant?

~~Workshop built for bootmaker, Dominick Cleary, son of West Melbourne bootmaker Patrick Cleary in 1897. Dominick, son of West Melbourne bootmaker Patrick Cleary, was the first owner-occupier of this brick workshop in 1897. Patrick had died in 1891 leaving Dominick in charge of his business. In line with his father's charity work, Dominick was active in the North and West Melbourne community, particularly in events surrounding nearby St Mary's church.~~

~~Dominick was also initially involved with his father's trade as a boot salesman and presumably used this workshop in conjunction with the Cleary's 199 Victoria Street shop which backed onto the lane. Houses owned by Pat Cleary also backed onto this workshop, creating a small Cleary precinct (81, 83 Capel Street). Dominick later moved to Carlton, taking on a more technical roll as an instrument fitter and when he died in 1925 he was termed a Postal Electrician and remembered for his time as an early resident at West Melbourne. Later uses for the building included as the Fibrini (or Fibrin) Milling Company, the Monbulk Fruitgrowers' Association store, and James Simpson's horse and cattle medical workshop.~~

Contributory elements include:

- three level face brick workshop set on a stone pitched lane, with no setbacks;
- punched, regularly spaced fenestration in the manner of Victorian-era industrial buildings; and
- contribution to a small Victorian-era precinct linked with the Cleary family.

The workshop has been converted to a residence with resulting changes to the roof form and new visually related openings; new window joinery resembles the original double-hung sash windows.

How is it significant?

Dominick Cleary's workshop is significant historically to West Melbourne.

Why is it significant?

Dominick Cleary's workshop is significant.

- Historically, for its link with the locally prominent Cleary family of West Melbourne bootmakers and as a rare back-lane workshop, a once more common building type that served the Victoria Street shops, also as a development that marked the end of a major growth period in West Melbourne (Criterion A).

Charles Barber's shop and two residences

1-3 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Shop and two residences (2 Stanley Street or 1-3 Chetwynd Street) built by Holmes and Co. for a cooper, Charles Barber in 1867. ~~Holmes and Co. Built this shop and two residences (2 Stanley Street or 1-3 Chetwynd Street) for a cooper (maker or repairer of casks and barrels), Charles Barber, who owned the pair from their construction in 1867 until his death in 1897. Barber lived in 1 Chetwynd Street during that time and for a period is listed as also residing in 3 Chetwynd Street (1873-1882). For the rest of the time he leased it out.~~

Contributory elements include:

- parapeted, two-storey corner early Victorian-era house and shop and residence in a colonial Georgian style;
- walls of coursed random rubble basalt masonry (part tuck-pointed), with quarry faced quoins at the corners and openings, a gabled parapet to the north end with engaged chimney and parapet string mould;
- corrugated iron clad hipped and gabled roof;
- multi-paned double-hung sash windows;
- steel lugs on corner splay upper level one supporting a business sign for the shop;
- one six-pane early shop display or show window and one four-pane window located either side of the corner shop entry door facing Stanley and Chetwynd Street;
- four-panelled door pair with toplight for the corner shop entry, differing from the four-panel doors to the residential entries adjoining;
- siting on the street alignment; and
- early enamelled blue and white street name plate, fixed to the wall in the traditional way.

This is a major corner building at the brow of the Chetwynd Street hill, linked with the later 9 Chetwynd Street, and 5, 7 and 8 Stanley Street by period detail and parapeted form: a key part of this significant streetscape. Some elements have been renewed.

How is it significant?

Charles Barber's shop and residence row is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Charles Barber's shop and residence row is significant.

- Aesthetically, the building has a high integrity to its construction date, with an uncommon and well-laid wall material (basalt) that is closely identified with stone quarries in western Melbourne, also an unusual combination of uses for the area, a visibly early construction date by the use of face stonework and occupying a prominent corner site in a significant streetscape [\(Criterion E\)](#); and
- Historically, owned and occupied by Barber over a long period, as a successful West Melbourne cooper, an essential trade for the nearby manufacturing works [\(Criterion A\)](#).

Shoreham, or Duke's house and stable

9 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1898
View of place:	2015

Statement of Significance

What is significant?

~~House built for carriage builder Walter Duke by McConnell and McIntosh, in 1898 to the design of locally prominent North Melbourne architect, William H Webb. Walter Duke, who at first operated a carriage building company with his brother, and later served the Victorian Railways Department, had this house built by local builders, McConnell and McIntosh, in 1898 and lived there until his death in 1906. Prolific and locally prominent North Melbourne architect, William H Webb, designed Shoreham. When sold in 1907 Shoreham was described as 'one of the best built houses ever erected in Melbourne.'~~

Contributory elements include:

- an ornately decorated, two-storey face-brick and stucco house;
- brown and red bricks to the facade, side and rear elevation, white bricks as part architraves and quoining;
- a two-level ornate cast-iron verandah with iron posts and brackets and masonry side walls with archways set with coloured glazing at the ends;
- double-hung arched sash windows, with intricately ornamented cemented architraves;
- iron picket fence on a dressed stone plinth;
- two-level brick Victorian-era stable on rear boundary;
- rare ornamental brick side fence connected to the stable (stable and fence bricks painted over);
- ~~a~~ a piers and balustraded parapet, with a central raised segment-arched entablature bearing the name Shoreham and the date 1898 set in cemented Arts and Crafts leaf patterns,
- a dentilated cornice with a foliated frieze to the secondary entablature and tympanum;
- candle-snuffer pinnacles to the verandah walls supported by deep brackets which are repeated at the storey line, as are the pinnacles on the fence piers;
- ~~balloon~~ balloon arches in the iron friezes, reflect the full arched openings, which are picked out with white brick and flanked by
- colonettes; and
- a richly detailed fanlight to the doorway with its richly panelled side-lights.

The northern fence post is missing a pinnacle and parapet urns are missing. Bricks painted over on stable and garden wall.

The house is a significant and contributing part of a group of 19th century houses pivoting around 1-3 Chetwynd Street and including 8, 2 Stanley Street, 5-7 Chetwynd Street and the distant but similar 21-25 Chetwynd Street; its flanks a stone pitched laneway that leads past the rear stable.

How is it significant?

Shoreham is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Shoreham is significant.

- Aesthetically, as a richly and skilfully decorated, near original house that has been described as one of the best of its type in Melbourne and part of a significant and related streetscape. Also one of the best works of the local architect William H Webb who was a prolific house designer and prominent in local community groups and movements_ [\(Criterion E\)](#); and
- Historically, owned by a man of the horse-trade allied industry of carriage building and later with the railways department, two occupations that are particularly pertinent to West and North Melbourne with their proximity to the horse markets and the large railway complex nearby [\(Criterion A\)](#).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

12 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well [\(Criterion E\)](#); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 [\(Criterion A\)](#).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

14 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- ~~corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;~~
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- ~~doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is~~
- central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well [\(Criterion E\)](#); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 [\(Criterion A\)](#).

Gardini Motor Company garage

15-19 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Workshop
Date(s):	1923-4
View of place:	2015

Statement of Significance

What is significant?

Motor garage designed by architect B. Dunstan Reynolds in 1923 for Bruto Gardini of the Gardini Motor Company and built by Joseph Seccull mid 1924. Architect B. Dunstan Reynolds designed this motor garage in 1923 at an estimated cost of £3370 for Bruto Gardini of Lonsdale Street. The builder, Joseph Seccull of Northcote, completed the building mid 1924. Plans showed an open floor spanned by roof trusses, with roof lights, a car wash along one side and water closet in the rear corner.

~~The company Fabbri and Gardini Pty., Ltd., wine and spirit merchants, general importers and warehousemen was formed in 1925 to acquire the business of Fabbri and Gardini, at 9 Chetwynd Street, North Melbourne, with capital of £10,000: the directors were Bruto Gardini, Antonio Gardini, and Dante Gardini. A major building once owned by this company is at 49 Chetwynd Street, North Melbourne, as a two storey version of this building. Bruto Gardini died at Coburg in 1934: he had conducted a wine shop nearby at 9 Chetwynd Street since the Edwardian era and won a number of national wine show prizes. The firm Fabbri and Gardini continued to operate at 49 Chetwynd Street well into the 20th century.~~

~~After the influx of many nationalities caused by the 1850s Gold Rush, Italians continued to settle in Victoria in the early years of the twentieth century, many striving to escape economic hardship in Italy. The 1925 Immigration Act created a quota system limiting people from selected countries, and by 1928 the number of Italian immigrants allowed into Australia was limited, with the next influx after the Second War.~~

Contributory elements include:

- single level brick and cement parapeted façade;
- facade set out in three bays with dividing pilasters and a raised central gabled entablature;
- cement capping and string mould;
- name panel on the centre parapet bay 'Gardini Motor Co.'; and
- pitched roof behind, clad with corrugated iron or similar (modified).;

Major internal changes for new use, visually related doors and multi-pane glazing added into existing openings (originally steel framed windows). Added upper level, part render removed.

How is it significant?

Gardini Motor Company garage is significant historically and aesthetically to West Melbourne.

Why is it significant?

Gardini Motor Company garage is significant.

- Historically, as a representative of emerging commercial and industrial uses in the Interwar period in West Melbourne linked with greater transport opportunities also a reflection of the rising motor trade in the area at a time when car ownership was increasing rapidly and an example of a West Melbourne Italian immigrant enterprise [\(Criterion A\)](#); and
- Aesthetically, a custom design for a motor garage at the threshold of this emerging industry, using classical motifs for a new building type [\(Criterion E\)](#).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

16 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier.~~

~~Moore leased the cottages to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder (qv) of Capel Street. Another similar cottage row (5) was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- ~~corner former shop, set on a hemi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;~~
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- ~~doors typically placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street~~
- ~~where it is set in the splayed corner;~~
- ~~doors were typically 4 panel with two-light toplights (16 Chetwynd Street door now Edwardian-era, 70-74 Rosslyn~~
- ~~Street changed);~~
- ~~single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;~~
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well [\(Criterion E\)](#); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 [\(Criterion A\)](#).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

18 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well [\(Criterion E\)](#); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 [\(Criterion A\)](#).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

20 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
 - single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
 - three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
 - all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well [\(Criterion E\)](#); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 [\(Criterion A\)](#).

Symington, R.H. and W.H. and Company (Aust) Pty. Ltd., Liberty Corsets factory, now part Norwellan House

44 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory
Date(s):	1930-2, 2003
View of place:	2015

Statement of Significance

What is significant?

~~Greek Revival factory extension for corset manufacturer Symington, R.H. and W.H. and Company (Aust) Pty. Ltd. designed by architects in conjunction, A. A. Fritsch Jnr. and M. C. Clayton. Architects in conjunction, A. A. Fritsch Jnr. And M. C. Clayton, designed this major factory extension for corset manufacturer Symington, R.H. and W.H. and Company (Aust) Pty. Ltd. at an estimated cost of £10000 applying to build in 1930. This was an added wing to the existing large factory complex at 3 Howard Street, adding four workroom floors faced with a cemented Greek Revival style elevation to Chetwynd Street. In 1932 an added workroom floor and flat roof as concrete slab with extended façade above the existing cornice was to cost another £3300.~~

~~This building achieved considerable publicity nationally, being promoted as an ideal working place for an expanding industry, with enhanced staff facilities. Undergarment brands made there included Liberty, Avio, Warner's, Redfern, and Kestos.~~

Contributory elements include:

- cemented Greek Revival façade on five levels including an attic storey above the main cornice;
- giant order pilasters under the main cornice marking three bays in the façade;
- paired pilasters above the main cornice;
- face brick side wall with over painted early business sign citing 'corsetry and beachwear';
- flat main roof with raised pedimented and cemented penthouse on north side;
- gabled pediment to attic storey with company logo;
- bracketed cement hood over main entry; and
- contribution to significant Symington industrial complex with a range of architectural styles.

Recently this building was converted to residential use but the street façade remains relatively well-preserved: window joinery has been replaced. Unrelated addition to penthouse on north face above parapet.

How is it significant?

Symington, R.H. and W.H. and Company (Aust) Pty. Ltd. corset factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Symington, R.H. and W.H. and Company (Aust) Pty. Ltd. corset factory is significant.

- Historically, for the close links with the major undergarment maker as well as achieving national publicity as a model work place, also symbolic of the new industrial techniques employed during the Interwar period in Victoria, with greater awareness of staff facilities ([Criterion A](#)); and

- Aesthetically, a custom designed and large factory that departs from the more austere industrial buildings nearby in North and West Melbourne with contemporary Greek Revival styling ([Criterion E](#)).

Spence's row houses, part 62-66 Chetwynd Street

62 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for successful West Melbourne confectionery businessman, James Brown Spence, by local contractor, James Amess in 1884-5 to a design by the renowned William Pitt. James Brown Spence who ran a successful confectionery business in Victoria Street, North Melbourne, commissioned local contractor, James Amess of Dryburgh Street, to build two cottages (62-64 Chetwynd Street) to the south of another less decorated cottage he owned (66) in 1884-5, uniting the three with a similar front fence design. Spence lived at 66 Chetwynd Street over a long period, until his death in 1931, aged 82. The house at 66 Chetwynd Street is thought to have been built for Latham by Robert Duguid in 1870-1 and later owned by chemist Charles Atkin and finally purchased by Spence around 1883. Spence's architect for the pair at 62-64 Chetwynd Street was the renowned William Pitt.~~

Contributory elements include:

- a brick row house pair of one storey;
- unusual siting and elevated form;
- parapeted and stuccoed, with a pedimented raised entablature central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side;
- iron verandah brackets, friezes and balustrade using the Angus McLean's pattern of 1877;
- three light double-hung sash windows;
- entry with side and top lights; and
- iron palisade front fences set on dressed stone plinths with cemented and capped masonry piers, high retaining walls to the verandahs and a long, distinctive scalloped garden dividing-wall between.

There is a small unrelated shed added to the front yard of one of the houses.

The three houses (62-66 Chetwynd Street) are sited high on an embankment and well back from the street but ~~a~~ are a relatively isolated trio from the mainstream Victorian and Edwardian-era streetscape.

How is it significant?

Spence's row houses are significant historically (62-66) to West Melbourne and aesthetically (62-64) to West Melbourne and the City of Melbourne.

Why is it significant?

Spence's row houses are significant.

- Aesthetically, the pair (62-64) was designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet, Collins Street fame). The pair represents an original example of the low number of small residential commissions known from Pitt's hand and reflects his skill in the use of the elevated site and the dividing garden wall to direct attention to the central parapet pediment. It is an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade [\(Criterion E\)](#); and
- Historically, (62-66), for the association with Spence who ran a successful local business and was prominent in West Melbourne and Hotham civic affairs and as another example of small developments by local residents, alongside their homes [\(Criterion A\)](#).

Spence's row houses, part 62-66 Chetwynd Street

64 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for successful West Melbourne confectionery businessman, James Brown Spence, by local contractor, James Amess in 1884-5 to a design by the renowned William Pitt. James Brown Spence who ran a successful confectionery business in Victoria Street, North Melbourne, commissioned local contractor, James Amess of Dryburgh Street, to build two cottages (62-64 Chetwynd Street) to the south of another less decorated cottage he owned (66) in 1884-5, uniting the three with a similar front fence design. Spence lived at 66 Chetwynd Street over a long period, until his death in 1931, aged 82. The house at 66 Chetwynd Street is thought to have been built for Latham by Robert Duguid in 1870-1 and later owned by chemist Charles Atkin and finally purchased by Spence around 1883. Spence's architect for the pair at 62-64 Chetwynd Street was the renowned William Pitt.~~

Contributory elements include:

- a brick row house pair of one storey;
- unusual siting and elevated form;
- parapeted and stuccoed, with a pedimented raised entablature central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side;
- iron verandah brackets, friezes and balustrade using the Angus McLean's pattern of 1877;
- three light double-hung sash windows;
- entry with side and top lights; and
- iron palisade front fences set on dressed stone plinths with cemented and capped masonry piers, high retaining walls to the verandahs and a long, distinctive scalloped garden dividing-wall between.

There is a small unrelated shed added to the front yard of one of the houses.

The three houses (62-66 Chetwynd Street) are sited high on an embankment and well back from the street but are a relatively isolated trio from the mainstream Victorian and Edwardian-era streetscape.

How is it significant?

Spence's row houses are significant historically (62-66) to West Melbourne and aesthetically (62-64) to West Melbourne and the City of Melbourne.

Why is it significant?

Spence's row houses are significant.

- Aesthetically, the pair (62-64) was designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet, Collins Street fame). The pair represents an original example of the low number of small residential commissions

| known from Pitt's hand and reflects his skill in the use of the elevated site and the dividing garden wall to direct

attention to the central parapet pediment. It is an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade [\(Criterion E\)](#); and

- Historically, (62-66), for the association with Spence who ran a successful local business and was prominent in West Melbourne and Hotham civic affairs and as another example of small developments by local residents, alongside their homes [\(Criterion A\)](#).

Spence's row houses, part 62-66 Chetwynd Street

66 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1870-1
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for successful West Melbourne confectionery businessman, James Brown Spence, by local contractor, James Amess in 1884-5 to a design by the renowned William Pitt. James Brown Spence who ran a successful confectionery business in Victoria Street, North Melbourne, commissioned local contractor, James Amess of Dryburgh Street, to build two cottages (62-64 Chetwynd Street) to the south of another less decorated cottage he owned (66) in 1884-5, uniting the three with a similar front fence design. Spence lived at 66 Chetwynd Street over a long period, until his death in 1931, aged 82. The house at 66 Chetwynd Street is thought to have been built for Latham by Robert Duguid in 1870-1 and later owned by chemist Charles Atkin and finally purchased by Spence around 1883. Spence's architect for the pair at 62-64 Chetwynd Street was the renowned William Pitt.~~

Contributory elements include:

- a brick row house pair of one storey;
- unusual siting and elevated form;
- parapeted and stuccoed, with a pedimented raised entablature central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side;
- iron verandah brackets, friezes and balustrade using the Angus McLean's pattern of 1877;
- three light double-hung sash windows;
- entry with side and top lights; and
- iron palisade front fences set on dressed stone plinths with cemented and capped masonry piers, high retaining walls to the verandahs and a long, distinctive scalloped garden dividing-wall between.

There is a small unrelated shed added to the front yard of one of the houses.

The three houses (62-66 Chetwynd Street) are sited high on an embankment and well back from the street but are a relatively isolated trio from the mainstream Victorian and Edwardian-era streetscape.

How is it significant?

Spence's row houses are significant historically (62-66) to West Melbourne and aesthetically (62-64) to West Melbourne and the City of Melbourne.

Why is it significant?

Spence's row houses are significant.

- Aesthetically, the pair (62-64) was designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet, Collins Street fame). The pair represents an original example of the low number of small residential commissions known from Pitt's hand and reflects his skill in the use of the elevated site and the dividing garden wall to direct attention to the central parapet pediment. It is an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade ([Criterion E](#)); and

- Historically, (62-66), for the association with Spence who ran a successful local business and was prominent in West Melbourne and Hotham civic affairs and as another example of small developments by local residents, alongside their homes [\(Criterion A\)](#).

Monaltrie House or George Small's house

1 Curzon Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	House
Date(s):	1888
View of place:	2015

Statement of Significance

What is significant?

~~House built for engineer, George Small in 1888, designed by prolific local architect, A.E. Duguid and erected by builder, James Bailey. Built for engineer, George Small in 1888 this house was owned and occupied by him until his death in 1903. Architect, A.E. Duguid and builder, James Bailey were responsible for the creation of Monaltrie House. Duguid also designed the nearby significant Wesleyan Church and Hall at 23 and 23A Gladstone Street, Moonee Ponds in 1890 (HO56); the imposing Corswell at 78 Holmes Road, Moonee Ponds (HO235); and Congregational Church, 62-74 McCracken Street, Kensington.~~

Contributory elements include:

- a free-standing two-storey stuccoed double-fronted brick house, with parapeted roofline, and hipped corrugated iron clad roof behind;
- red brick to side and rear walls;
- simple Italian Renaissance Revival styling;
- siting at an unusual obtuse angle following that of Hawke and Curzon Street, as a corner site terminating single storey rows of earlier but similar Victorian-era cottages in both streets;
- one bay built at the street alignment, whilst the other is set back to accommodate the verandah;
- two-level iron cast-iron verandah with frieze, integral fan brackets, posts and a convex verandah roof;
- encaustic tiled verandah floor with a stone threshold;
- iron double palisade picket fence;
- three light double-hung sash windows, two windows on forward bay with shaped cemented architrave;
- ~~Edwardian-era five panel half glazed door with Edwardian-era pattern leadlight top light, assumed installed after sale of~~
- ~~the house in the early 1900s;~~
- cemented rosettes and brackets set under the eaves within the cornice entablature;
- vermiculated blocks and brackets to verandah end walls and cornice termination; and
- contribution to Victorian-era residential streetscape in Hawke Street, extending into Miller and Spencer Streets.

The enamelled street name sign described in North and West Melbourne Conservation Study 1983 is not on the building. Other changes include the upper level verandah door, and removal of both chimney cornices.

How is it significant?

Monaltrie House or George Small's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Monaltrie House or George Small's house is significant.

- Aesthetically, a relatively unusual villa form for an inner suburban row house area such as West Melbourne, being more common in middle suburban detached villa areas, and a large house for the era and area; adherence to the street frontages adds to the visual distinction of the house and it is a key element in a significant Victorian-era residential streetscape. The house was custom designed by A.E. Duguid who was responsible for some significant works in West Melbourne and surrounding districts, and near original and prominently sited ([Criterion E](#)); and
- Historically, the house represents a major growth era in West Melbourne building, ~~being (the Victorian-era)~~ ([Criterion A](#)).

El-Rae or Geuer's house

38 Dryburgh Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1909-10
View of place:	2015

Statement of Significance

What is significant?

House built by Kensington builder, Thomas E. Radcliffe for railways engine-driver Charles John Geuer of West Melbourne in 1909-10. Builder, Thomas E. Radcliffe, of Browns Hill, South Kensington erected this brick house for railways engine-driver Charles John Geuer of West Melbourne in 1909-10. Later Thomas and Katie Williams were owner-occupiers.

Contributory elements include:

- double-fronted tuck-pointed red brick detached villa;
- M-hip profile main roof with gablet set into front hip;
- Federation Bungalow styling;
- slate cladding to main roof, with terra-cotta cappings and face brick chimneys with cemented cornices;
- parapeted side walls, with foliated cemented brackets;
- timber framed bullnose profile verandah clad with corrugated iron and detailed with timber fretted brackets, set on turned posts;
- boxed window bays to facade, with top and bottom casement sashes;
- rare pipe-framed front fence set on cement plinth and gate with scrolled metal strapping;-
- panelled entry door with top and side lights; and
- contribution to a Victorian-era and Edwardian-era streetscape.

How is it significant?

El-Rae or Geuer's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

El-Rae or Geuer's house is significant.

- Historically, as well-preserved and thus representing well the second major development phase of West Melbourne in the Edwardian-era also an investment house for one of the key occupations among West Melbourne workers, that of an engine-driver (Criterion A); and
- Aesthetically, a well-preserved example of a Federation Bungalow style house, with a rare front fence (Criterion E).

Alexander Cooper's house

2 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

[House built by West Melbourne, builder and stonemason, Alexander Cooper in 1868.](#)

~~West Melbourne, builder and stonemason, Alexander Cooper, designed and constructed this originally four room brick house in 1868. Cooper also developed property nearby in Capel Street in the 1860s and 1890s (Refer 16-26 Capel Street). Engineers, Samuel and Cyrus Rettalick, were among those who leased the house during the 19th Century.~~

Contributory elements include:

- slated hip-roof attached house with stuccoed walls set on a quarry-face basalt footing;
- cemented and corniced chimney shaft with terra-cotta pots;
- face brick side and rear walls;
- siting on a splayed, corner street-alignment creating an uncommon angled and picturesque form;
- simply moulded string mould, eaves cornice, architraves and early wooden shutters to openings are all evocative of the houses' early construction date;
- double-hung sash window to Peel Street, formerly two to Dudley Street (now single pane) also double-hung sash windows multi-pane glazing to rear service wing;
- small rear yard, bounded by a basalt wall, opening onto Peel Street;
- early enamelled street sign on wall; and
- performing an important corner role on a site that is adjacent to significant residential streetscapes (see 16-26 Capel Street), major parts of which were also built by Cooper.

The three-panel entry door is an Edwardian-era addition but contributory; added timber skillion on rear face; double-hung sash windows have been replaced with single pane; and added roller shutter to stone yard wall.

How is it significant?

Alexander Cooper's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's house is significant.

- Aesthetically, as an early and near original example of a relatively uncommon row house form which occupies a key corner site near a related Victorian-era residential streetscapes also built and designed by Cooper (16-26 Capel Street) ([Criterion E](#)); and
- Historically, developed by an early land holder and important developer in the West Melbourne area-Cooper was the original Crown Grantee and one of the more successful owner-builders typical of the West Melbourne area, particularly in nearby Capel Street. Alexander Cooper died a wealthy man and was linked to a number of major contracts, including

| the Williamstown graving dock pier and as such was one of West Melbourne's successful businessmen [\(Criterion A\)](#).

Moreland Smelting Works factory

27-31 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1900
View of place:	2015

Statement of Significance

What is significant?

~~The Moreland Smelting Works warehouse was erected in 1900 for engineer, J. A. Sinanian who was also its designer. The Moreland Smelting Works warehouse was erected in 1900 for J. A. Sinanian. Established in 1888, the company and the new building achieved a great deal of publicity nationally for the excellence of their business soon after the building was created in 1900. The architectural design of the factory was claimed by JA. Sinanian.~~

Contributory elements include:

- Edwardian Baroque styled red brick and cemented one-level façade to Dudley Street;
- face brick side and rear walls;
- pitched main roof behind the façade;
- zero setbacks;
- segment arched raised broken pediment, with cemented foliage in the tympanum;
- parapet panels bearing the words 'metal Merchant' and 'Est. 1888';
- main cornice, panelled entablature with detailing;
- cement parapet urns;
- pronounced secondary cornice with dentilation resting on Ionic Order pilasters, separating dentilated segmentally arched openings, each with multi-pane glazing; and
- moulded architraves and brackets to openings.

Originally heavy timber doors enclosed both end openings, with multi-pane glazing in the windows between. These have been replaced.

How is it significant?

Moreland Smelting Works factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Moreland Smelting Works factory is significant.

- Historically, as one of the long-term industries in West Melbourne and the focus of extensive national publicity that
 - promoted the firm and the building ([Criterion A](#)); and
 - Aesthetically, an early and well-preserved Edwardian Baroque styled design in Victoria, particularly as it was applied to an industrial site ([Criterion E](#)).

Alfred house or Agnew's house, later Bedeque-house or Thompson's house

40 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

~~House built for Andrew Agnew by Joseph Broadbent in late 1865. Andrew Agnew commissioned builder Joseph Broadbent to erect and potentially design this stone and brick house in late 1865. Agnew lived there for a few years, then rented it out to a succession of short term tenants, and then, in the mid-1870s, returned to live there. The house was then acquired by Port Phillip pioneer and West Melbourne cricket identity Gordon Thompson, who lived there intermittently until his death in the mid-1880s. Thompson was well known in Melbourne as an old colonialist and collector of curious things: he received a lengthy obituary in 'The Argus' on his death and the Flintoff portrait of him is held by the State Library of Victoria.~~

~~The house is shown on MMBW detail plans of 1895 with a front verandah, tiled pathway to the door, stone based front fence returning down Milton Street, verandahed rear wing and side and rear garden with bricked pathways.~~

~~In the early twentieth century, the house was occupied by Dr. William Maloney, MLA, and later by Lieutenant T. B. Gough and his wife, Eveline, who, according to the directory listing, was the editor of the 'Arena-Sun'. In the 1910s, Mrs Florence King operated the premises as a boarding house.~~

Contributory elements include:

- a double-storey row house, constructed in bluestone with a cemented façade;
- hipped and slated roof set behind a parapet with two cemented and corniced chimneys;
- coursed random rubble basalt to side and rear walls;
- a small scale, potentially former free-standing and early hipped roof brick service wing (added cement dado, bricks painted over and openings changed) attached at the rear;
- cemented façade with dentilated cornice that scrolls back to the rear eaves line on the side elevation, rosettes to the entablature;
- three timber-framed double-hung sash windows to the upper level facade, and two to the lower level, each with moulded cement architraves;
- entry door with cemented architrave, toplight;
- cast iron double palisade fence set on dressed basalt plinth; and
- contribution to the adjacent Dudley Street early Victorian-era streetscape.

The front double-storey verandah was added c1991 as a recreation, with a concave profile roof, panelled frieze and brackets, and balustrading to the upper level; also plain verandah side walls. The side yard fence has been removed for parking and part of the iron fence modified; bluestone has been painted in part; the brick service wing has added cement

dado, bricks painted over and openings changed; and air units added to the side door.

A large adjoining development dominates the building.

How is it significant?

Agnew's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Agnew's house is significant.

- Historically, erected in the mid-1860s, the house demonstrates an early and important phase of residential settlement in the area. It is one of few remaining more substantial houses which were erected in this part of Dudley Street directly opposite the Flagstaff Gardens, then a highly favoured location. The brief association with Dr. William Maloney M.L.A. and journalist Eveline Gough adds historical value to the place, Maloney being one of West Melbourne's major figures, also Mrs Gough was also linked with progressive politics. The link with the nationally prominent Gordon Thompson is a stronger one and adds greatly to the historic associations of this house ([Criterion A](#)); and
- Aesthetically, as prominently sited on a corner, with its distinctive bluestone side wall to Milton Street, the house makes a significant contribution to the adjacent Dudley Street early Victorian-era streetscape ([Criterion E](#)).

Richhill Terrace, part 58-64 Dudley Street

58 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison](#), Rich Hill Terrace was built for locally prominent councillor and parliamentarian, John Harbison, in 1862. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864-65 and North Melbourne 1866. The nationally significant figure, Sir John Monash (1865-1931), a soldier, engineer, administrator and civil servant, was born 27 June 1865 at Richhill Terrace, 58 Dudley Street, the son of Prussian-born Jewish parents.

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight;
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60.
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Richhill Terrace, part 58-64 Dudley Street

60 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison](#), Rich Hill Terrace was built for locally prominent councillor and parliamentarian, John Harbison, in 1862. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864-65 and North Melbourne 1866. The nationally significant figure, Sir John Monash (1865-1931), a soldier, engineer, administrator and civil servant, was born 27 June 1865 at Richhill Terrace, 58 Dudley Street, the son of Prussian-born Jewish parents.

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60.
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Why is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant.

- Historically, representative of the more substantial speculative housing which was erected in the West Melbourne area in the early Victorian period. Overall, the terrace is substantially intact and makes a contribution to an early Victorian-era streetscape facing the significant Flagstaff Gardens. For the strong association of the terrace with locally prominent figure, John Harbison, and the nationally important, Sir John Monash (1865-1931) soldier, engineer, administrator and civil servant ([Criterion A](#)); and
- Aesthetically, for the fine Regency style cement detailing and contribution to an early Victorian-era streetscape and, with the Flagstaff Gardens, to an historic precinct ([Criterion E](#)).

Richhill Terrace, part 58-64 Dudley Street

62 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison](#), Rich Hill Terrace was built for locally prominent councillor and parliamentarian, John Harbison, in 1862. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864-65 and North Melbourne 1866. The nationally significant figure, Sir John Monash (1865-1931), a soldier, engineer, administrator and civil servant, was born 27 June 1865 at Richhill Terrace, 58 Dudley Street, the son of Prussian-born Jewish parents.

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight;
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60.
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Why is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant.

- Historically, representative of the more substantial speculative housing which was erected in the West Melbourne area in the early Victorian period. Overall, the terrace is substantially intact and makes a contribution to an early Victorian-era streetscape facing the significant Flagstaff Gardens. For the strong association of the terrace with locally prominent figure, John Harbison, and the nationally important, Sir John Monash (1865-1931) soldier, engineer, administrator and civil servant ([Criterion A](#)); and
- Aesthetically, for the fine Regency style cement detailing and contribution to an early Victorian-era streetscape and, with the Flagstaff Gardens, to an historic precinct ([Criterion E](#)).

Richhill Terrace, part 58-64 Dudley Street

64 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison, Rich Hill Terrace was built for locally prominent councillor and parliamentarian, John Harbison, in 1862. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864-65 and North Melbourne 1866. The nationally significant figure, Sir John Monash (1865-1931), a soldier, engineer, administrator and civil servant, was born 27 June 1865 at Richhill Terrace, 58 Dudley Street, the son of Prussian-born Jewish parents.~~

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight;
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60;
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Stirling House or Thomas Stevenson's row house, part 70-72 Dudley St 70 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for locally prominent heraldic painter, Thomas Stevenson in 1869. The locally prominent heraldic painter, Thomas Stevenson, was the first owner of this house pair in 1869, occupying 70 Dudley Street and leasing 72 Dudley Street to persons such as the Rev Karl Hultmark (Lutheran). Walter Webster of Hotham, built the pair, as a new house and matching addition to an earlier one. Stevenson lived at 70 Dudley Street well after his death in 1907, followed by his family until at least 1915. Stevenson was well known in his craft throughout the Colony with awards from the 1880 Exhibition and exhibits in the 1866 Exhibition, International Exhibition 1873 and local Museum of Industry and Art.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, masks and brackets;
- face brick rear walls;
- pitched hipped roofs behind the parapet;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets (70 renewed);
- double-hung sash windows, cemented architraves (extended to French doors on 72);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on dressed stone footings (70 renewed); and
- contribution to valuable Victorian-era streetscape.

Roofs tiled. Recent reinstatement of related cast iron detail at 70, enhancing the place. Upper level windows have been extended to French doors on 72, reducing integrity.

How is it significant?

Stirling House or Thomas Stevenson's row house is significant historically and aesthetically to West Melbourne and historically to the City of Melbourne.

Why is it significant?

Stirling House or Thomas Stevenson's row house is significant.

- Historically, within the City as the long-term home of a renowned heraldic artist Thomas Stevenson and his family, representative of the beginning of a major growth period in West Melbourne and indicative of the prestigious status once held by this part of Dudley Street ([Criterion A](#)); and
- Aesthetically, representative of a simple early row house type and contributory to a valuable Victorian-era residential

| streetscape [\(Criterion E\)](#).

**Perth House or part Thomas Stevenson's row houses, 70-72 Dudley Street
72 Dudley Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for locally prominent heraldic painter, Thomas Stevenson in 1869. The locally prominent heraldic painter, Thomas Stevenson, was the first owner of this house pair in 1869, occupying 70 Dudley Street and leasing 72 Dudley Street to persons such as the Rev Karl Hultmark (Lutheran). Walter Webster of Hotham, built the pair, as a new house and matching addition to an earlier one. Stevenson lived at 70 Dudley Street well after his death in 1907, followed by his family until at least 1915. Stevenson was well known in his craft throughout the Colony with awards from the 1880 Exhibition and exhibits in the 1866 Exhibition, International Exhibition 1873 and local Museum of Industry and Art.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, masks and brackets;
- face brick rear walls;
- pitched hipped roofs behind the parapet;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets (70 renewed);
- double-hung sash windows, cemented architraves (extended to French doors on 72);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on dressed stone footings (70 renewed); and
- contribution to valuable Victorian-era streetscape.

Roofs tiled. Recent reinstatement of related cast iron detail at 70, enhancing the place. Upper level windows have been extended to French doors on 72, reducing integrity.

How is it significant?

Stirling House or Thomas Stevenson's row house is significant historically and aesthetically to West Melbourne and historically to the City of Melbourne.

Why is it significant?

Stirling House or Thomas Stevenson's row house is significant.

- Historically, within the City as the long-term home of a renowned heraldic artist Thomas Stevenson and his family, representative of the beginning of a major growth period in West Melbourne and indicative of the prestigious status once held by this part of Dudley Street ([Criterion A](#)); and
- Aesthetically, representative of a simple early row house type and contributory to a valuable Victorian-era residential streetscape ([Criterion E](#)).

Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once also 78)

74 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1869-70
View of place:	2015

Statement of Significance

What is significant?

Two of three row houses designed by Dall and Roberts and built for hotelier Michael Finn by James Gillon in two stages: two in 1869, the last in 1870. Two houses (74-76) remain. ~~Michael Finn, proprietor of the Southern Cross Hotel and termed a 'gentleman' at his death commissioned James Gillon, of 323 Smith Street Fitzroy, to erect this row of three houses in two stages: two in 1869, the last in 1870. Two houses (74-76) remain. His widow Sarah Finn, of the Britannia Hotel, Queen-street, West Melbourne, briefly held the estate until she too died in 1879. Finn died wealthy in 1877. Finn's oldest daughter Catherine married John Tynan and he occupied one of the houses in the 1890s while the houses at 74-76 Dudley Street were used as a police station and barracks. A Mrs Egan owned the row at that time.~~

~~The 'Building Times' of 1869 reported that: 'Mr Finn's Terrace in Dudley St., created under the superintendence of Messrs. Dall and Roberts, architects, is now completed. The balconies and verandahs call for notice for their light and elegant appearance: They are of iron, cast in Melbourne'. The existing cast-iron panel balustrading appears to be as described then.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, blocks and brackets;
- face brick rear walls;
- pitched gabled roofs behind the parapet, cemented chimneys with cornices;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and integral brackets and bellied balustrade panels stated as early local castings;
- double-hung sash windows with cemented architraves (one as a French door on the upper level);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on stone footings; and
- contribution to a valuable Victorian-era streetscape.

How is it significant?

Archbank cottages, or Finn's terrace, also Police Station ~~is~~ are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Archbank cottages, or Finn's terrace, also Police Station ~~is~~are significant.

- Historically, as representative of the first part of a major growth period in West Melbourne and indicative of what was once a prestigious residential area facing Flagstaff Gardens also of some social significance for its use as a police station [\(Criterion A\)](#); and
- Aesthetically, well-preserved example of the early row house form in West Melbourne while being a custom design as the work of Dall and Roberts, also the balustrade panels are among the first to be locally cast as the beginning of a long and flourishing industry and the basis of the inner Melbourne row house aesthetic also contributory to valuable Victorian-era streetscape [\(Criterion E\)](#).

Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once 78)

76 Dudley Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1869-70
View of place:	2015

Statement of Significance

What is significant?

~~Two of three row houses designed by Dall and Roberts and built for hotelier Michael Finn by James Gillon in two stages: two in 1869, the last in 1870. Two houses (74-76) remain. Michael Finn, proprietor of the Southern Cross Hotel and termed a 'gentleman' at his death commissioned James Gillon, of 323 Smith Street Fitzroy, to erect this row of three houses in two stages: two in 1869, the last in 1870. Two houses (74-76) remain. His widow Sarah Finn, of the Britannia Hotel, Queen-street, West Melbourne, briefly held the estate until she too died in 1870. Finn died wealthy in 1877.~~

~~Finn's oldest daughter Catherine married John Tynan and he occupied one of the houses in the 1890s while the houses at 74-76 Dudley Street were used as a police station and barracks. A Mrs Egan owned the row at that time.~~

~~The 'Building Times' of 1869 reported that: 'Mr Finn's Terrace in Dudley St., created under the superintendence of Messrs. Dall and Roberts, architects, is now completed. The balconies and verandahs call for notice for their light and elegant appearance: They are of iron, cast in Melbourne'. The existing cast-iron panel balustrading appears to be as described then.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, blocks and brackets;
- face brick rear walls;
- pitched gabled roofs behind the parapet, cemented chimneys with cornices;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and integral brackets and bellied balustrade panels stated as early local castings;
- double-hung sash windows with cemented architraves (one as a French door on the upper level);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on stone footings; and
- contribution to a valuable Victorian-era streetscape.

How is it significant?

Archbank cottages, or Finn's terrace, also Police Station ~~is~~ are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Archbank cottages, or Finn's terrace, also Police Station ~~is~~are significant.

- Historically, as representative of the first part of a major growth period in West Melbourne and indicative of what was once a prestigious residential area facing Flagstaff Gardens also of some social significance for its use as a police station [\(Criterion A\)](#); and
- Aesthetically, well-preserved example of the early row house form in West Melbourne while being a custom design as the work of Dall and Roberts, also the balustrade panels are among the first to be locally cast as the beginning of a long and flourishing industry and the basis of the inner Melbourne row house aesthetic also contributory to valuable Victorian-era streetscape [\(Criterion E\)](#).

West Melbourne Stadium, later Festival Hall

300 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hall
Date(s):	1955-6
View of place:	2015

[Victorian Heritage Register Statement of Significance for Festival Hall, 272-306 Dudley Street, West Melbourne](#)
[Heritage Victoria Register number: H2386](#)

Statement of Significance

What is significant?

[The cultural heritage significance of Festival Hall at 202-306 Dudley Street, West Melbourne, lies in its historical and social significance as Victoria's principal boxing, wrestling and live music venue in the second half of the twentieth century. The significance of the place is embodied in the external and internal form and fabric of the place. Festival Hall is notably and historically a highly flexible space, allowing it to service a number of dynamic communities and usages.](#)

~~Reconstruction of the West Melbourne Stadium, Dudley Street, West Melbourne was undertaken from 1955 for Stadiums Ltd (Richard Lean, general manager) to the designs of Cowper Murphy and Associates Architects who had also helped reinstate the burnt Regent Theatre, Collins Street, in the mid 1940s. The estimated cost for the West Melbourne Stadium was £150,000. C S Steele, was the consulting engineer for the steel framed auditorium, with Vickers Ruwolt, of Richmond, as the steel fabricators and contractors. The former Edwardian-era West Melbourne stadium on the site, built at a cost of £30,000, had burnt down in January 1955 just before four concert performances by Frank Sinatra. Sinatra said he would sing '... even if meant he had to sing in the streets'.~~

~~The stadium's destruction left little time for a luxurious new venue. The notorious John Wren had developed boxing stadiums in Brisbane, Rushcutters Bay (15000 capacity, demolished 1973) and Melbourne and even in 1980s, John Wren II was chairman of Stadiums Pty. Ltd. Melbourne. Chris Wren was there in the 2000s. Part of the old brick walls were retained and the design of the new stadium was said to be will be similar to the old one, but extended to take in the lane that ran between Dudley and Rosslyn Streets at the eastern end. This allowed seating to be increased from 9,000 to 10,000 with vastly improved seating arrangements that included a ringside area of 5,000 on tubular steel chairs. There were to be more up-to-date dressing room and public convenience accommodation and the new stadium was air-conditioned and sound-proofed.~~

~~Early images show the Dudley Street elevation with brick piers, brick base, rendered parapeted façade, rectilinear canopy (now rounded), window strips and slots and super-size well-spaced 3D letters spelling out 'STADIUM' on the facade upper level.~~

~~The completed stadium was used for the Olympic games (gymnastics and wrestling), sports events (indoor tennis, boxing) and as part of the 'Friendly Games' culture program the sequinned USA singer Frankie Laine sang Ghost Riders in the Sky there during the Games.~~

~~For a long time the stadium was Melbourne's only large indoors live performance venue for popular music performances.~~

Apart from the wrestling program which had proved to be not as popular as the old West Melbourne Stadium days, Stadiums Pty. Ltd. announced revival of vaudeville and variety acts as had been done at the old stadium 20 years ago. The Australian Ballroom Championships were held there in 1957 and 1958 as the West Melbourne stadium, the 'largest dance floor in Australia'. The USA star Winny Atwell and a cast of many, Star Night, appeared there in 1958, with locals that

included Graham Kennedy, Panda, Bill McCormack, Happy Hammond, Rodriguez, Tune Twisters, Aborigines Girls Choir, Jeff Ellen and Russell Stubbings.

In 1959 a free Festival Hall concert featured Bertha Jorgensen and the Victorian Symphony Orchestra on a Sunday afternoon with music by Goldmark, Grandado, Rossini, Wagner etc. This was the emergence of music at the hall. Its name Festival Hall was used from the late 1950s, echoing the London Royal Festival Hall.

Dick Lean Jnr, (son of the original General Manager, Dick Lean) joined Stadiums in 1960 and set about successful promotion of major music acts of all genres from both the U.K. and U.S.A, increasing the use of the venue significantly. U.S.A. Jazz giant Ella Fitzgerald appeared there with Mel Torme and the Lou Levy Quintet in 1960, applauded by local critics.

The Scottish White Heather Group performed there in 1962 to an audience of 3500 bringing music of all kinds from the old country for local Scots fans. Lonnie Donegan and Billy Baxter came to the hall direct from London in 1960. In 1963 Lean Jnr. announced more variety acts with sport events, including wood chopping, every Saturday night in addition to the boxing every Friday night. Boxing included amateurs, allowing training and trailing for the coming Tokyo Olympics. The first variety acts included singers and German jugglers. The Starlift show was there in 1964, Peter and Gordon, The Searchers, Dinah Lee, Del Shannon among others, under the auspices of radio 3DB's Barry Ferber.

In 1969 women wrestlers were the prime attraction accompanied by a large police attendance, including the vice squad reporting back to Arthur Rylah on the proprietary of the performance. Seven thousand attended, about half being women.

Melbourne City Council planned a carpark near the hall in 1962, bounded by Dudley, Rosslyn and Addison Streets and then used as a rubbish site. FJ Marland would lease it for five years.

The stadium accommodated around 2,600 standing and 5,445 for concerts, far outnumbering any existing theatre venue. The hall was the only option for large budget performers that required the numbers for profit, although a basic interior with poor acoustics, the rise of electric amplification for performances allowed it to prosper. The Sydney equivalent for large-scale live performances was Randwick Racecourse. A mass meeting of General Motors-Holden employees was held at Festival Hall during a strike in 1964, as another use for a large venue such as this.

Most of the world's popular music figures performed here with early highlights including Lee Gordon's 'Big Shows', the 1964 Beatles concert and Judy Garland's ill-fated appearance, even Liberace's glittering shows in the 1970s. His pink gauze and artificial star dust transformed the stark interior with the orchestra pit enclosed in white filigree joinery with palms in flower pots, candelabras and chandeliers. The U.K. soul singer Joe Cocker performed there in 1972 eventually being arrested after the show for offensive behaviour among other things.

The hall was in an uproar in 1975 when the Bay City Rollers were pursued by girlish fans here and at the Southern Cross Hotel. The innovatory rock figure Frank Zappa and his Mothers of Invention played there for frenzied 2.5 hours in 1976 with Zappa pronouncing Festival Hall 'as not the best venue for a concert...' "This is a Miserable Place to go to a concert", he added. The powerhouse performance of the Tina Turner Revue appeared there in 1977, coinciding with the Australian Dance Theatre and Jesus Christ Superstar (1976) performances at the Palace Theatre, now operating in Bourke Street. Meanwhile boxing and wrestling was still the staple diet at the 'House of Stoush'. International tennis was played there in 1981 with John Newcombe, Tony Roche, Rod Laver and Ken Rosewall playing exhibition matches on courts set up in the stadium.

Stadiums Ltd. was established in 1899 by John Wren and Dick Lean and registered in 1914. It specialized in promoting boxing and wrestling events, building venues in Sydney, Melbourne, and Brisbane.

Contributory elements include:

- large Dutch-hipped roof steel-framed stadium in a simple Modernistic style;
- exposed open-web gabled steel roof trusses;
- external parapeted brick and rendered walls, with piers and face brick base;
- 16' x 2' x 2.5" thick waterproof prestressed concrete wall panels with tongued and grooved edges on brick base;
- cemented Dudley Street façade with stepped parapet;
- metal sheet clad rounded cantilever canopy;
- window groups in strips and slots; and
- location on the appropriately named Wren Lane.

Openings have been altered; bricks painted over; services added, building name removed; new steel deck roof cladding added; and an unrelated paint scheme applied externally.

The interior has not been inspected recently but past attendance at Festival Hall has revealed a basic utilitarian interior which is not significant in its own right but contributory to the historical expression of the events that have occurred there.

How is it significant?

[Festival Hall is of historical and social significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:](#)

[Criterion A](#)

[Importance to the course, or pattern, of Victoria's cultural history.](#)

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

~~West Melbourne Stadium, later Festival Hall is significant historically and socially to West Melbourne, Victoria and the City of Melbourne.~~

Why is it significant?

Festival Hall is significant at the State level for the following reasons:

- Festival Hall is historically significant as Victoria's principal purpose-built boxing and wrestling venue. Since the late nineteenth century, boxing has been a highly popular spectator sport in Australia attracting crowds in the thousands with many more watching televised matches since the 1960s. Festival Hall - and the 1913 West Melbourne Stadium that it replaced - was the home of Victorian boxing throughout much of the twentieth century, earning it the name "The House of Stoush". Festival Hall hosted the boxing and gymnastics for the 1956 Olympic Games and was the venue for bouts of key national and international athletes including Lionel Rose, Johnny Famechon, Anthony Mundine, Lester Ellis and Barry Michaels. Festival Hall was the venue for the televised 'TV Ringside' (1966-75) and 'World Championship Wrestling' (1964-78) and hosted Lionel Rose's State Funeral in 2011. Festival Hall remains as the only purpose-built boxing and wrestling venue in Victoria. [Criterion A]
- Festival Hall is historically significant as one of Victoria's primary live music venues since its opening in 1955 and as the principal venue in Victoria for large-scale live music performances from the late 1950s until the 1980s. Festival Hall played a key role in the social evolution of Victorian society in the post-war period by exposing thousands of patrons to the "new wave" of big production live music. Festival Hall hosted some of the biggest national and international acts of the day including the Beatles, Buddy Holly, Neil Young, The Kinks and Frank Sinatra. [Criterion A]
- Festival Hall is socially significant for its association with the live music industry in Victoria. The association between Festival Hall and the Victorian live music community is particularly strong due to the length of the association and the close relationship between the place, the live music community and the establishment and growth of the live music industry in the State. [Criterion G]
- Festival Hall is socially significant for its association with the boxing and wrestling community in Victoria. As the site of Victoria's principal boxing and wrestling venue since 1913, the association between Festival Hall and the boxing and wrestling communities in Victoria is particularly strong. While the use of the place for boxing and wrestling has declined since the late 1970s, it remains affectionately known as "The House of Stoush" and continues to be used by the wrestling community for events. The association between the place and the boxing community has more recently been celebrated with Festival Hall being the venue for champion boxer Lionel Rose's State Funeral (in 2011). [Criterion G]

~~West Melbourne Stadium, later Festival Hall is significant:~~

- ~~• Historically, and socially as a major event, sport and music venue in Victoria since its erection in 1955-6, and its use for the 1956 Olympics. Over the years the venue has seen many international and Australian performing artists and sportspersons, with the large numbers it accommodated creating many associations for many people from these events;~~
- ~~• The site and the stadium also have long associations with the notorious John Wron (former stadium), John Wron II and Chris Wron (existing stadium). The hall is a rare surviving part of his once vast sporting and betting empire, many key parts of which, such as the Richmond race course, have gone and the interstate stadiums demolished. More than any other Melbourne indoor entertainment venue, the hall had a special affinity to the working classes that worked and lived in the West Melbourne area from its inception; and~~
- ~~• The walls were an early use of prestressed concrete panels in Melbourne.~~

Sam Cullen's house

8-10 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

~~House rebuilt by Crown Grantee, Sam Cullen, a successful West Melbourne builder-owner in c1884. Sam Cullen, successful West Melbourne builder-owner, and the Cullen brothers (Samuel and Henry) built most of Eades Place in the Victorian-era. Sam Cullen moved from 32 Eades Place (where Henry Cullen also lived) to this house after he rebuilt it in c1884 and remained the owner-occupier until his death in 1913 and his family for the following years. The first stage of the house was in the 1860s when it probably resembled the row to the south, also built by the Cullens. The Crown Grantees for this site, brothers Henry and Samuel Cullen, died rich men.~~

Contributory elements include:

- a two-storey parapeted and stuccoed brick house;
- simple detail includes architraves to openings, sill brackets and a cornice with terminating vermiculated blocks;
- one-level cast-iron verandah, with concave corrugated iron roof;
- double-hung sash windows, three lights on the ground level;
- four panel door entry with top and side lights;
- iron picket fence on stone plinth; and
- contribution to a significant highly cohesive and early residential streetscape, largely associated with the Cullens.

The design is much in the style of the other Cullen two storey buildings in Eades Place.

How is it significant?

Sam Cullen's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Sam Cullen's house is significant

- Aesthetically, as a simple evocation of the Victorian-era architecture of West Melbourne and an important contributory element in a significant Victorian-era residential streetscape ([Criterion E](#)); and
- Historically, closely associated with Sam Cullen and his family, one of the brothers who virtually built the entire Eades Place streetscape and a successful owner-builder who lived much of his life in the area, typical of West Melbourne as seen within the City of Melbourne; as representative of a major growth period (Victorian-era) in West Melbourne's development ([Criterion A](#)).

Edward Williams house

22 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

[House built by Edward Williams in 1883.](#) ~~Edward Williams was the owner-builder of this six room brick house in 1883 on a site where previously he had owned a smaller three room wooden house. After 1890 he leased it out.~~

Contributory elements include:

- dichrome brick and stuccoed, two-storey row house;
- austere segment-arched cemented entablature, at the parapet;
- flanking cement scrolls comprise, with the vermiculated side walls, the only stucco decoration;
- double-hung sash windows;
- four panel entry door with toplight;
- quoining achieved in contrasting brick colours (cream, brown);
- single level cast-iron verandah with frieze and brackets;
- double palisade front fence and gate on dressed stone plinth; and
- contributory role in a significant Victorian-era residential streetscape as contrasting in use of materials but matching the other houses in form, siting and detail.

The house is currently secured with sheet metal to lower windows. Parapet urns are missing and part of the brickwork is painted over.

How is it significant?

Edward Williams house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Edward Williams house is significant.

- Aesthetically, a near original example of a common Victorian-era row house form, distinguished here by the use of coloured brickwork, also contributory to a significant residential Victorian-era streetscape ([Criterion E](#)); and
- Historically, the house represents a major growth period (Victorian-era) in West ~~Melbourne's~~ [Melbourne's](#) development ([Criterion A](#)).

Cullen's row houses, part 28-32 Eades Place

28 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1862-3, 1872
View of place:	2015

Statement of Significance

What is significant?

House built by Crown Grantees, brothers Henry and Samuel Cullen, commencing building in 1862-3, as part of the house row 28-32 Eades Place, and enlarged by the addition of a storey to this and the adjoining houses in 1872. ~~Crown Grantees, brothers Henry and Samuel Cullen, commenced building 28 Eades Place in 1862-3 as part of the house row 28-32 Eades Place, each built initially as a three room brick house. They leased the house at 28 Eades Place to John Orr a few months before they built 30 and 32 Eades Place. Samuel Cullen took up residence in 30 Eades Place immediately it was completed and 32 was occupied by Henry Cullen after it had been leased for three years.~~

~~They proceeded to lease this house until 1872 when it was enlarged by the addition of a storey to this and the adjoining houses and Samuel Cullen moved in. By 1885 Samuel had moved to 10 Eades Place where he remained for the rest of his life. The death of the brothers in the Edwardian era appears to have generated the timber Edwardian-era verandah that existed on the row until at least 1991, since replaced on 28 and 30 Eades Place.~~

Contributory elements include:

- a two-storey, stuccoed and parapeted brick row of three houses;
- gabled roofs clad with corrugated iron behind the parapets, with party walls expressed;
- clear indication of the two stages of development by the upper fenestration;
- simple cemented cornice and string mould;
- cemented architraves and bracketed sills to upper level windows (see also 12-18 Eades Place);
- double-hung sash windows;
- Edwardian-era bullnose verandah form only (bullnose verandah replaced the previous presumably, concave roof verandahs replaced again since 1991 on 28 and 30 Eades Place);
- Edwardian-era bullnose verandah and slatted frieze on 32 Eades Place;
- brick corbelled chimneys; and
- contribution to a highly cohesive Victorian-era streetscape.

The bullnose verandah form had been added in the Edwardian-era but has since been replaced with a mixture of Edwardian-era and Victorian-era character recreated verandah elements; the presumed timber picket front and dividing fences have been replaced with iron reproduction palisade fences on 28, 30 Eades Place; new render to part of 28 Eades Place; new verandah tiling to 28 Eades Place.

How is it significant?

Cullen's row houses, 28-32 Eades Place are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cullen's row houses, 28-32 Eades Place.

- Aesthetically, synonymous with much of the adjoining streetscape as a Cullen Brothers' creation ([Criterion E](#)); and
- Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's Crown Grant and are a valuable indication of the breadth of the Cullen's work, activity that eventually made both brothers wealthy ([Criterion A](#)).

Cullen's row houses, part 28-32 Eades Place

30 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1862-3, 1872
View of place:	2015

Statement of Significance

What is significant?

House built by Crown Grantees, brothers Henry and Samuel Cullen, commencing building in 1862-3, as part of the house row 28-32 Eades Place, and enlarged by the addition of a storey to this and the adjoining houses in 1872. ~~Crown Grantees, brothers Henry and Samuel Cullen, commenced building 28 Eades Place in 1862-3 as part of the house row 28-32 Eades Place, each built initially as a three room brick house. They leased the house at 28 Eades Place to John Orr a few months before they built 30 and 32 Eades Place. Samuel Cullen took up residence in 30 Eades Place immediately it was completed and 32 was occupied by Henry Cullen after it had been leased for three years.~~

~~They proceeded to lease this house until 1872 when it was enlarged by the addition of a storey to this and the adjoining houses and Samuel Cullen moved in. By 1885 Samuel had moved to 10 Eades Place where he remained for the rest of his life. The death of the brothers in the Edwardian era appears to have generated the timber Edwardian-era verandah that existed on the row until at least 1991, since replaced on 28 and 30 Eades Place.~~

Contributory elements include:

- a two-storey, stuccoed and parapeted brick row of three houses;
- gabled roofs clad with corrugated iron behind the parapets, with party walls expressed;
- clear indication of the two stages of development by the upper fenestration;
- simple cemented cornice and string mould;
- cemented architraves and bracketed sills to upper level windows (see also 12-18 Eades Place);
- double-hung sash windows;
- Edwardian-era bullnose verandah form only (bullnose verandah replaced the previous presumably, concave roof verandahs-replaced again since 1991 on 28 and 30 Eades Place);
- Edwardian-era bullnose verandah and slatted frieze on 32 Eades Place;
- brick corbelled chimneys; and
- contribution to a highly cohesive Victorian-era streetscape.

The bullnose verandah form had been added in the Edwardian-era but has since been replaced with a mixture of Edwardian-era and Victorian-era reproduction verandah elements; the presumed timber picket front and dividing fences have been replaced with iron reproduction palisade fences on 28, 30 Eades Place; new render to part of 28 Eades Place; new verandah tiling to 28 Eades Place.

How is it significant?

Cullen's row houses, 28-32 Eades Place are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cullen's row houses, 28-32 Eades Place.

- Aesthetically, synonymous with much of the adjoining streetscape as a Cullen Brothers' creation ([Criterion E](#)); and
- Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's Crown Grant and are a valuable indication of the breadth of the Cullen's work, activity that eventually made both brothers wealthy ([Criterion A](#)).

Cullen's row houses, part 28-32 Eades Place

32 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1862-3, 1872
View of place:	2015

Statement of Significance

What is significant?

~~House built by Crown Grantees, brothers Henry and Samuel Cullen, commencing building in 1862-3, as part of the house row 28-32 Eades Place, and enlarged by the addition of a storey to this and the adjoining houses in 1872. Crown Grantees, brothers Henry and Samuel Cullen, commenced building 28 Eades Place in 1862-3 as part of the house row 28-32 Eades Place, each built initially as a three-room brick house. They leased the house at 28 Eades Place to John Orr a few months before they built 30 and 32 Eades Place. Samuel Cullen took up residence in 30 Eades Place immediately it was completed and 32 was occupied by Henry Cullen after it had been leased for three years.~~

~~They proceeded to lease the houses until 1872 when they were enlarged by the addition of a storey and Samuel Cullen moved in. By 1885 Samuel had moved to 10 Eades Place where he remained for the rest of his life. The death of the brothers in the Edwardian-era appears to have generated the timber Edwardian-era verandah that existed on the row until at least 1991, since replaced on 28 and 30 Eades Place.~~

Contributory elements include:

- a two-storey, stuccoed and parapeted brick row of three houses;
- gabled roofs clad with corrugated iron behind the parapets, with party walls expressed;
- clear indication of the two stages of development by the upper fenestration;
- simple cemented cornice and string mould;
- cemented architraves and bracketed sills to upper level windows (see also 12-18 Eades Place);
- double-hung sash windows;
- Edwardian-era bullnose verandah form only (bullnose verandah replaced the previous presumably, concave roof verandahs-replaced again since 1991 on 28 and 30 Eades Place);
- Edwardian-era bullnose verandah and slatted frieze on 32 Eades Place;
- brick corbelled chimneys; and
- contribution to a highly cohesive Victorian-era streetscape.

The bullnose verandah form had been added in the Edwardian-era but has since been replaced with a mixture of Edwardian-era and Victorian-era reproduction verandah elements; the presumed timber picket front and dividing fences have been replaced with iron reproduction palisade fences on 28, 30 Eades Place; new render to part of 28 Eades Place; new verandah tiling to 28 Eades Place.

How is it significant?

Cullen's row houses, 28-32 Eades Place are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cullen's row houses, 28-32 Eades Place

- Aesthetically, synonymous with much of the adjoining streetscape as a Cullen Brothers' creation ([Criterion E](#)); and
- Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's Crown Grant and are a valuable indication of the breadth of the Cullen's work, activity that eventually made both brothers wealthy ([Criterion A](#)).

William Chambers' row house, part 34-40 Eades Place

34 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

~~Row house built in 1879 for William Chambers. One of four similar houses in the row at 34-40 Eades Place, 34 Eades Place was built in 1879 and owned and occupied by William Chambers and his wife for the next twenty years. Adjoining them, a boot and shoemaker, Henry Munn built 36 Eades Place in 1884 and c1894 he added 38-40, in which he was residing by 1895. Munn's other houses being leased to John Mountain and Edwin Buckley.~~

Contributory elements include:

- a two-storeyed stuccoed and brick parapeted row house;
- simple parapet cornice;
- parapet entablatures, gabled and arched with scrolls and date;
- built to the street alignment, with consequent shuttering of the ground level window;
- symmetrical fenestration and string-mould;
- double-hung sash windows;
- shutters and doorway with toplight; and
- contribution to a highly cohesive Victorian-era residential streetscape of simply elevated buildings.

House being renovated at time of survey.

How is it significant?

William Chambers' row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

William Chambers' row house is significant.

- Aesthetically, the house is near original, simply ornamented and fenestrated which is typical of the early construction date of this house but not the later two of the row (36 and 40), indicating the desire for visual cohesion in the group's development ([Criterion E](#)); and
- Historically, evocative of a major growth period in West Melbourne ([Criterion A](#)).

Henry Munn's row house, part 34-40 Eades Place

36 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

~~Row house built in 1884 for boot and shoemaker, Henry Munn. One of four similar houses built in the row at 34-40 Eades Place, 36 Eades Place was built in 1884 and owned and briefly occupied by boot and shoemaker, Henry Munn. Munn had owned and occupied a brick and timber shop and residence of three rooms on the site of 38-40 Eades Place since the 1870s and moved to this house after its erection. In 1893-4 he added 40, in which he was residing at his daughter's death in 1894. Munn's other houses were leased to John Mountain (36) and Edwin Buckley (38) in the 1890s. Munn died at Bay Road, Sandringham in 1912.~~

Contributory elements include:

- a two-storeyed stuccoed and brick parapeted row house
- simple parapet cornice,
- segmentally arched parapet entablatures, with scrolls and date;
- built to the street alignment, with consequent shuttering of the ground level window;
- symmetrical fenestration and string-mould;
- double-hung sash windows;
- shutters and doorway with toplight; and
- contribution to a highly cohesive Victorian-era residential streetscape of simply elevated buildings.

House being renovated at time of survey.

How is it significant?

Henry Munn's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry Munn's row house is significant.

- Aesthetically, the house is near original, simply ornamented and fenestrated which is atypical of the construction date of this house, indicating the owner's desire for visual cohesion in the group's development ([Criterion E](#)); and
- Historically, evocative of a major growth period in West Melbourne ([Criterion A](#)).

Henry Munn's row houses, part 34-40 Eades Place

38-40 Eades Place, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1884, 1893-4
View of place:	2015

Statement of Significance

What is significant?

[House at 38 Eades Place initially built for boot and shoemaker, Henry Munn, as a brick shop of four rooms in 1884, next to Munn's residence at 36. In 1893-4 Munn added the four room brick house at 40 Eades Place also converting 38 to a matching house. One of four similar houses in the row at 34-40 Eades Place, 38 Eades Place was built as a brick shop of four rooms in 1884, next to his new residence at 36, and owned and briefly occupied by boot and shoemaker, Henry Munn. Munn had owned and occupied a brick and timber shop and residence of three rooms on the site of 38-40 Eades Place since the 1870s. In 1893-4 he added the four room brick house at 40 Eades Place also converting 38 to a matching house. He was residing at 40 Eades Place at his daughter's death in 1894. Munn's houses were leased to John Mountain \(36\) and Edwin Buckley \(38\) in the 1890s. Munn died at Sandringham in 1912.](#)

Contributory elements include:

- a two-storeyed stuccoed and brick parapeted row houses;
- simple parapet cornice;
- built to the street alignment, with consequent shuttering of the ground level windows;
- symmetrical fenestration and string-mould;
- double-hung sash windows;
- shutters and doorways with toplights; and
- contribution to a highly cohesive Victorian-era residential streetscape of similarly simply elevated buildings.

How is it significant?

Henry Munn's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry Munn's row house is significant.

- Aesthetically, the houses are near original, simply ornamented and fenestrated which is atypical of their construction date, indicating the desire of their owner, Munn, for visual cohesion in the group's development ([Criterion E](#)); and
- Historically, evocative of a major growth period in West Melbourne ([Criterion A](#)).

West Melbourne Baptist Church manse

2 Hawke Street, WEST MELBOURNE

[Demolished](#)



New grading system: _____ Significant and Contributory
Place type: _____ House
Date(s): _____ 1917
View of place: _____ 2015

Statement of Significance

What is significant?

West Melbourne Baptist Church commissioned builder (and designer?) R J Werner, of 16 Ross Street, Port Melbourne, to build this brick manse in 1917 for an estimated cost of £900. The house included an entry hall, front bedroom, study, dining, bathroom, two bedrooms, breakfast room, kitchen at the rear, pantry, wash house, and a WC was attached. The house was declared finished 10/11/1917. Clergy such as the Rev T. P. Trinham, Rev Edwin Bungey, and the Rev Thos. A. V. Paul lived here.

The Baptist Church was located on the west side of this triangular block, an allotment permanently reserved for the Baptists to allow a stone church to be erected there in 1866. The land was first aside by the Colonial Government in 31 July 1865 as the 'Hotham Baptist Church' with trustees Edward Gibbs, William Smith, Robert Harvey, Thomas McFarlane and William Bryant. The site was conveniently located just east of the Benevolent Asylum.

Church historian Rev Wilkin observed in 1938:

'...With such a history and with such pastors and fellow-labourers, it is no wonder that for many years West Melbourne was one of the most important in the Denomination, but in the course of years its surroundings have completely changed. It has ceased to be a desirable residential district; many of its members moved away to Footscray, Newmarket, etc., and others have not yet been received in their place. Possibly in coming years some at least of the former experiences may be revived.'

This was not the case and in the 1960s the congregation abandoned the church and sought to develop the land for other purposes that involved demolition of the 1866 stone church.

Adjoining the rear of the manse is a complex designed by noted architects Edmond and Corrigan which includes a new chapel and meeting room hall with vestry and toilet facilities, and two residential units for crisis accommodation (address 4 Miller Street) completed in 1990.

Contributory elements include:

- detached brick single-storey Arts and Crafts Bungalow on an island site;
- rough-cast stucco main wall finish with red brick featured in gable ends and as dado;
- gabled roof form clad with unglazed Marseilles pattern terra cotta tiles, with red brick chimneys and pots, and louvered gable vents;
- distinctive Arts and Crafts arched and buttressed porch, arches trimmed with red-rubbed brickwork, also used as

~~window headers elsewhere;~~

- ~~▪ flat roof boxed and faceted window bays, with leaded toplight;~~
- ~~▪ entry door with top and side lights; and~~
- ~~▪ symbolic link with former church occupation of site.~~

~~How is it significant?~~

~~The West Melbourne Baptist Church manse is significant historically and aesthetically to West Melbourne.~~

~~Why is it significant?~~

~~The West Melbourne Baptist Church manse is significant:~~

- ~~▪ Historically, as the only physical link with the long and rich history of the Baptist congregation in West Melbourne on this reserve and, itself, the place for near to 100 years of occupation by the church; and~~
- ~~▪ Aesthetically, a well-preserved and early example of an Arts and Crafts Bungalow style manse, distinctive among the pervading Victorian era character of West Melbourne.~~

**Elm ('Ulmus' sp.), Hawke and Curzon Street Reserve
2A Hawke Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Tree
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

[Mature elms \('Ulmus sp.'\) planted in West Melbourne streets and reserves, are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One.](#) ~~Mature elms ('Ulmus sp.') were planted in West Melbourne streets and reserves, as shown on MMBW Detail Plans and the 1945 aerial photography of West Melbourne. These surviving trees are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. In that era, elms were removed because they were seen as disruptive to mechanical street cleaning and their roots were damaging drains.~~

Contributory elements include:

- large elm ('Ulmus' sp.) -37.806104, 144.947706 on the Hawke and Curzon Street Reserve; and
- land within nominally 5m of the root ball.

How is it significant?

This mature elm ('Ulmus sp.') is significant historically and aesthetically and for its rarity in West Melbourne.

Why is it significant?

This mature elm ('Ulmus sp.') is significant.

- Historically, as an indication of tree planting and selection in the Victorian and Edwardian-eras with the goal of
 - beautification and creation of shade ([Criterion A](#));
 - Aesthetically, for the form and maturity as planted in a reserve where its growth pattern has been relatively unhindered ([Criterion E](#)); and
 - Rarity, as one of the few remaining examples from a large number of street trees existing in the 1890s ([Criterion B](#)).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

4 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

~~Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870. The Crown Grantee for this land and a King Street grocer, Alexander McIntosh, applied to build this row of five five-room brick houses over three stages extending from 1868 to 1870. The row took the name Claremont Terrace, later Mary Terrace. Alexander died wealthy in 1884.~~

~~William McCarthy was a later owner of the row and lived with wife Margaret in number 4 until his death in 1901. Although termed a 'Gentleman' at his death, his will was signed with his mark, an 'X', indicative of the self-made entrepreneurs in the West Melbourne area. Typically the other houses were leased out.~~

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace ([Criterion A](#)); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape ([Criterion E](#)).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

6 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

~~Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870. The Crown Grantee for this land and a King Street grocer, Alexander McIntosh, applied to build this row of five five-room brick houses over three stages extending from 1868 to 1870. The row took the name Claremont Terrace, later Mary Terrace. Alexander died wealthy in 1884.~~

~~William McCarthy was a later owner of the row and lived with wife Margaret in number 4 until his death in 1901. Although termed a 'Gentleman' at his death, his will was signed with his mark, an 'X', indicative of the self-made entrepreneurs in the West Melbourne area. Typically the other houses were leased out.~~

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace ([Criterion A](#)); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape ([Criterion E](#)).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

8 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

~~Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870. The Crown Grantee for this land and a King Street grocer, Alexander McIntosh, applied to build this row of five five-room brick houses over three stages extending from 1868 to 1870. The row took the name Claremont Terrace, later Mary Terrace. Alexander died wealthy in 1884.~~

~~William McCarthy was a later owner of the row and lived with wife Margaret in number 4 until his death in 1901. Although termed a 'Gentleman' at his death, his will was signed with his mark, an 'X', indicative of the self-made entrepreneurs in the West Melbourne area. Typically the other houses were leased out.~~

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace ([Criterion A](#)); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape ([Criterion E](#)).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

10 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

~~Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870. The Crown Grantee for this land and a King Street grocer, Alexander McIntosh, applied to build this row of five five-room brick houses over three stages extending from 1868 to 1870. The row took the name Claremont Terrace, later Mary Terrace. Alexander died wealthy in 1884.~~

~~William McCarthy was a later owner of the row and lived with wife Margaret in number 4 until his death in 1901. Although termed a 'Gentleman' at his death, his will was signed with his mark, an 'X', indicative of the self-made entrepreneurs in the West Melbourne area. Typically the other houses were leased out.~~

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace ([Criterion A](#)); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape ([Criterion E](#)).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

12 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

~~Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870. The Crown Grantee for this land and a King Street grocer, Alexander McIntosh, applied to build this row of five five-room brick houses over three stages extending from 1868 to 1870. The row took the name Claremont Terrace, later Mary Terrace. Alexander died wealthy in 1884.~~

~~William McCarthy was a later owner of the row and lived with wife Margaret in number 4 until his death in 1901. Although termed a 'Gentleman' at his death, his will was signed with his mark, an 'X', indicative of the self-made entrepreneurs in the West Melbourne area. Typically the other houses were leased out.~~

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace ([Criterion A](#)); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape ([Criterion E](#)).

John Marley's row houses, part 27-33 Hawke Street

27 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

~~These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley. Over a period of two years (1870-72) these row houses were built for engineer, John Marley, who then resided at 1 Courtney Street, North Melbourne. He owned the row until c1890 when Thomas McDonald who was the manager of the Colonial Bank in Victoria Street became the listed owner. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7). Marley was closely connected with St Mary's Church of England North Melbourne and at his death bequeathed a sizable sum for a theological scholarship at Trinity College, Melbourne University, for students intending to take holy orders. It was called the Marley scholarship.~~

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row ~~houses is~~ [houses are](#) significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row ~~houses is~~ houses are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape [\(Criterion E\)](#); and
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College [\(Criterion A\)](#).

John Marley's row houses, part 27-33 Hawke Street

29 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

~~These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley. Over a period of two years (1870-72) these row houses were built for engineer, John Marley, who then resided at 1 Courtney Street, North Melbourne. He owned the row until c1890 when Thomas McDonald who was the manager of the Colonial Bank in Victoria Street became the listed owner. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7). Marley was closely connected with St Mary's Church of England North Melbourne and at his death bequeathed a sizable sum for a theological scholarship at Trinity College, Melbourne University, for students intending to take holy orders. It was called the Marley scholarship.~~

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row ~~houses is~~ houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row ~~houses is~~ houses are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape ([Criterion E](#)); and
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College ([Criterion A](#)).

John Marley's row houses, part 27-33 Hawke Street

31 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

~~These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley. Over a period of two years (1870-72) these row houses were built for engineer, John Marley, who then resided at 1 Courtney Street, North Melbourne. He owned the row until c1890 when Thomas McDonald who was the manager of the Colonial Bank in Victoria Street became the listed owner. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7). Marley was closely connected with St Mary's Church of England North Melbourne and at his death bequeathed a sizable sum for a theological scholarship at Trinity College, Melbourne University, for students intending to take holy orders. It was called the Marley scholarship.~~

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row ~~houses is~~ houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row houses ~~is~~ are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape ([Criterion E](#)); and
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College ([Criterion A](#)).

John Marley's row houses, part 27-33 Hawke Street

33 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

~~These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley. Over a period of two years (1870-72) these row houses were built for engineer, John Marley, who then resided at 1 Courtney Street, North Melbourne. He owned the row until c1890 when Thomas McDonald who was the manager of the Colonial Bank in Victoria Street became the listed owner. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7). Marley was closely connected with St Mary's Church of England North Melbourne and at his death bequeathed a sizable sum for a theological scholarship at Trinity College, Melbourne University, for students intending to take holy orders. It was called the Marley scholarship.~~

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- ~~—~~ concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks
- and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row ~~houses is~~ houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row ~~houses is~~ houses are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape [\(Criterion E\)](#);
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College [\(Criterion A\)](#).

William Barrow's house

37 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1882-3
View of place:	2015

Statement of Significance

What is significant?

~~This five room brick house was built in 1882-3 for engineer, William Barrow. This five room brick house was built in 1882-3 when William Barrow acquired an earlier three room brick house from James Guthrie, for £400, who had owned and occupied it from its construction in 1872. Subsequent owners were David Green and George Hessey who had previously lived in Roden Street. (Refer to 201 Roden Street). Barrow was an engineer.~~

Contributory elements include:

- a two-level, dichrome brick and stuccoed house, the terrace form being typical of West Melbourne in the 1880s;
- ~~—~~ two level cast-iron verandah with frieze and integral brackets, unusual balustrade pattern, and concave profile
- ~~—~~ corrugated iron clad roof;
- segment arched raised entablature at the parapet, with cornice and vermiculated blocks;
- double-hung sash windows; and
- contribution to a significant Victorian-era West Melbourne streetscapes.

How is it significant?

William Barrow's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

William Barrow's house is significant.

- ~~—~~ Aesthetically, a well-preserved example of the terrace house form and contributory to a significant Victorian-era
- ~~—~~ Streetscape ([Criterion E](#)); and
- ~~—~~ Historically, representative of a major growth period in West Melbourne ([Criterion A](#)).

Henry McKersie's row houses, part 39-41 Hawke Street

39 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

[Row house pair built for Henry McKersie in 1883, designed by renowned architect, J.A.B. Koch and erected by local builder, Charles Nott.](#) ~~Henry McKersie had this row house pair built as an investment in 1883. He continued to own it until after 1895, leasing it to a Mrs. Addison and Ann McIntyre. Renowned architect, J.A.B. Koch and local builder, Charles Nott, were responsible for design and construction of the pair.~~

Contributory elements include:

- a two-storey stuccoed brick row house pair (41 now defaced);
- two-level ornate cast-iron verandah with friezes and integral brackets;
- transverse gabled roof line, with expressed party walls and cemented chimneys and terracotta pots;
- dentilated, bracketed and corniced parapets with the date 1883;
- pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others;
- double-hung sash windows with three lights at ground level, and entrances with toplights; and
- contribution to a significant West Melbourne Victorian-era streetscape.

41 Hawke Street has been altered with the verandah and fence replaced but 39 offers evidence for reinstatement; presumed timber picket fence replaced by a brick walls.

How is it significant?

Henry McKersie's row houses is significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry McKersie's row houses are significant.

- Aesthetically, as a design which presented the skill and subtle variations on what is a common design theme in West Melbourne row house design, as limited by the low integrity of 41, also designed by the renowned J.A.B. Koch and contributory to a significant Victorian-era streetscape ([Criterion E](#)); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Henry McKersie's row houses, part 39-41 Hawke Street

41 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

[Row house pair built for Henry McKersie in 1883, designed by renowned architect, J.A.B. Koch and erected by local builder, Charles Nott.](#) ~~Henry McKersie had this row house pair built as an investment in 1883. He continued to own it until after 1895, leasing it to a Mrs. Addison and Ann McIntyre. Renowned architect, J.A.B. Koch and local builder, Charles Nott, were responsible for design and construction of the pair.~~

Contributory elements include:

- a two-storey stuccoed brick row house pair (41 now defaced);
- two-level ornate cast-iron verandah with friezes and integral brackets;
- transverse gabled roof line, with expressed party walls and cemented chimneys and terracotta pots;
- dentilated, bracketed and corniced parapets with the date 1883;
- pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others;
- double-hung sash windows with three lights at ground level, and entrances with toplights; and
- contribution to a significant West Melbourne Victorian-era streetscape.

41 Hawke Street has been altered with the verandah and fence replaced but 39 offers evidence for reinstatement; presumed timber picket fence replaced by a brick walls.

How is it significant?

Henry McKersie's row houses is significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry McKersie's row houses are significant.

- Aesthetically, as a design which presented the skill and subtle variations on what is a common design theme in West Melbourne row house design, as limited by the low integrity of 41, also designed by the renowned J.A.B. Koch and contributory to a significant Victorian-era streetscape ([Criterion E](#)); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Jones' row house, part 44-46 Hawke Street

44 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1874
View of place:	2015

Statement of Significance

What is significant?

[Row house pair built by builder-developer, John Jones in 1874.](#) ~~Prolific builder-developer, John Jones applied to build this brick row house pair - two cottages - of six rooms each in 1874.~~

Contributory elements include:

- two storey stuccoed row house with verandah setback;
- cemented masks, blocks and brackets;
- originally face brick side and rear walls;
- pitched gabled roof, with cemented and corniced shared chimney;
- two storey cast-iron verandah with Corinthian derived column order, guilloche pattern cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights on upper level;
- four-panel entry door and toplight;
- cast-iron palisade front fence integral with verandah; and
- contribution to valuable Victorian-era streetscape.

Verandah details altered.

How is it significant?

Jones' row house, part 44-46 Hawke Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones' row house, part 44-46 Hawke Street, is significant.

- ~~Historically, representative of the early phase of a major growth period in West Melbourne and linked with the prolific~~
- ~~West Melbourne developer, John Jones ([Criterion A](#)); and~~
- Aesthetically, a well-preserved example of the early row house form used in West Melbourne and contributory to a valuable Victorian-era streetscape ([Criterion E](#)).

Cockram and Comely's row houses, part 45-47 Hawke Street

45 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by Cockram and Comely of West Melbourne in 1876. The contracting firm Cockram and Comely of West Melbourne applied to erect two, two-storey eight-room brick houses in May 1876 in Hawke Street, near Spencer Street. This was a time when William Comely was undergoing financial difficulties but he was not deterred.~~

~~Thomas Cockram survives today as a contracting firm with past operations in the Australian building industry dating from 1861. Cockram was founded as Thomas Cockram and Co in 1861, and later as Thomas Cockram and Sons. Landmark Melbourne buildings built during the late 1800s by the firm include: the Princess Theatre, Grand Hotel (The Windsor), Victorian Government School No. 450, Fitzroy Eastern Hill Fire Station. Comely died in 1891 with a net estate value of £494.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair, with 47 defaced;
- cemented dentilated cornice moulds, rosettes and brackets with a raised arched entablature and guilloche pattern balustrading either side;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings with cemented piers and scrolled garden wall; and
- contribution to valuable Victorian-era streetscape.

47 Hawke Street has been defaced but 45 provides good evidence to allow restoration.

How is it significant?

Cockram and Comely's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cockram and Comely's row houses are significant.

Historically, for their link with the origins of the successful Cockram contracting firm, and representative of a major growth period in West Melbourne ([Criterion A](#)); and

Aesthetically, for distinctive and ornate detailing (45) and as contributory to a significant Victorian-era streetscape ([Criterion E](#)).

Jones' row house, part 44-46 Hawke Street

46 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1874
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by builder-developer, John Jones in 1874. ~~Prolific builder-developer, John Jones applied to build this brick row house pair - two cottages - of six rooms each in 1874.~~

Contributory elements include:

- two storey stuccoed row house with verandah setback;
- cemented masks, blocks and brackets;
- originally face brick side and rear walls;
- pitched gabled roof, with cemented and corniced shared chimney;
- two storey cast-iron verandah with Corinthian derived column order, guilloche pattern cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights on upper level;
- four-panel entry door and toplight;
- cast-iron palisade front fence integral with verandah; and
- contribution to valuable Victorian-era streetscape.

Verandah details altered.

How is it significant?

Jones' row house, part 44-46 Hawke Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones' row house, part 44-46 Hawke Street, is significant.

- ~~Historically, representative of the early phase of a major growth period in West Melbourne and linked with the prolific~~
- West Melbourne developer, John Jones (Criterion A); and
- Aesthetically, a well-preserved example of the early row house form used in West Melbourne and contributory to a valuable Victorian-era streetscape (Criterion E).

Cockram and Comely's row houses, part 45-47 Hawke Street

47 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by Cockram and Comely of West Melbourne in 1876. The contracting firm Cockram and Comely of West Melbourne applied to erect two, two-storey eight-room brick houses in May 1876 in Hawke Street, near Spencer Street. This was a time when William Comely was undergoing financial difficulties but he was not deterred.~~

~~Thomas Cockram survives today as a contracting firm with past operations in the Australian building industry dating from 1861. Cockram was founded as Thomas Cockram and Co in 1861, and later as Thomas Cockram and Sons. Landmark Melbourne buildings built during the late 1800s by the firm include: the Princess Theatre, Grand Hotel (The Windsor), Victorian Government School No. 450, Fitzroy Eastern Hill Fire Station. Comely died in 1891 with a net estate value of £494.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair, with 47 defaced;
- cemented dentilated cornice moulds, rosettes and brackets with a raised arched entablature and guilloche pattern balustrading either side;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings with cemented piers and scrolled garden wall; and
- contribution to valuable Victorian-era streetscape.

47 Hawke Street has been defaced but 45 provides good evidence to allow restoration.

How is it significant?

Cockram and Comely's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cockram and Comely's row houses are significant.

- Historically, for their link with the origins of the successful Cockram contracting firm, and representative of a major growth period in West Melbourne ([Criterion A](#)); and
- Aesthetically, for distinctive and ornate detailing (45) and as contributory to a significant Victorian-era streetscape ([Criterion E](#)).

Sadler's row house

49 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1872
View of place:	2015

Statement of Significance

What is significant?

[House built by James Thurgood in 1872 for William Sadler.](#) ~~James Thurgood, of Melbourne, built this house in 1872 for William Sadler who was the owner-occupier into the 1880s. Robert Dight was the owner-occupier by the 1890s.~~

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented cornice moulds, masks and brackets with a raised rectangular entablature, urns and orbs;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimney;
- two storey cast-iron verandah with Corinthian Order derived columns, panelled serpentine cast-iron frieze and brackets;
- double-hung sash windows, with three lights at ground floor and cemented architraves;
- four-panel entry door and side and top lights;
- cast-iron palisade front fence on dressed stone footings and cemented capped piers;
- large two storey brick stable built on the rear lane; and
- contribution to valuable Victorian-era streetscape.

Side wall has been rendered, some cement detailing incomplete; stable bricks painted over and doors converted for a garage Interwar.

How is it significant?

Sadler's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Sadler's row house is significant.

- Historically, representative of a major growth period (Victorian-era) in West Melbourne; and
- Aesthetically, for distinctive and ornate façade detailing, the rarity of the rear stable, and as contributory to a significant Victorian-era streetscape.

Nyora, part Jones row houses 74-78 Hawke Street

74 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1879-81
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by John Jones 1879-1881. John Jones, a contractor, built these houses 1879-81, living in 74 Hawke Street (1881) for the next fifteen years at least. Jones sold 76 to George Pitkethley by 1881 and 78 Hawke Street to Hugh Tait in the same period. Pitkethley alternately occupied and rented his house to persons such as locally successful boot retailer, William Leeming, and Pat Morgan, whilst Mrs. Agnes Tait occupied 78 for many years. Jones also built 80 Hawke Street which is similar to this design, thus reinforcing the value of the streetscape. Of note is that Jones used architects, Ellerker and Kilburn for other work.~~

Contributory elements include:

- three stuccoed brick, two-storey row houses, each stepped back with the street angle, and down with its slope;
- two-level cast-iron verandahs, with a serpentine motif in the iron frieze work, with integral brackets, contrasting with the more formal guilloche in the balustrading;
- ogee profile corrugated iron clad verandah roofs;

74 Hawke Street has a scrolled and pedimented parapet entablature and date (1881) above its cornice (see also 80),

- contrasting with the plain parapets of 76-8, acting with 80 Hawke Street as bookends;
- cement lions heads and brackets to party wall faces;
- a cemented nail-head motif re-occurs through all facades;
- cemented chimneys;
- cast cement orbs were used at the parapet piers;
- double-hung sash windows, with three-lights at ground level;
- 74 has an iron picket fence;
- 76-78 had spade-head timber picket fences, one surviving on 76; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

The spade-head picket fence has been replaced with a recreated iron fence on 78 and the parapet orbs are missing from 74.

How is it significant?

Jones row houses, 74-78 Hawke Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones row houses, 74-78 Hawke Street, are significant.

- Aesthetically, an early example of a common form of row house design which is near original and forms the major part of a picturesque streetscape ([Criterion E](#)); and
- Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the leased properties is made, these houses are one group of several homes built by Jones in the area between 1867-85; also representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Jones row houses, part 74-78 Hawke Street

76 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879-81
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by John Jones 1879-1881. John Jones, a contractor, built these houses 1879-81, living in 74 Hawke Street (1881) for the next fifteen years at least. Jones sold 76 to George Pitkethley by 1881 and 78 Hawke Street to Hugh Tait in the same period. Pitkethley alternately occupied and rented his house to persons such as locally successful boot retailer, William Leeming, and Pat Morgan, whilst Mrs. Agnes Tait occupied 78 for many years. Jones also built 80 Hawke Street which is similar to this design, thus reinforcing the value of the streetscape. Of note is that Jones used architects, Ellerker and Kilburn for other work.~~

Contributory elements include:

- three stuccoed brick, two-storey row houses, each stepped back with the street angle, and down with its slope;
- two-level cast-iron verandahs, with a serpentine motif in the iron frieze work, with integral brackets, contrasting with the more formal guilloche in the balustrading;
- ogee profile corrugated iron clad verandah roofs;

74 Hawke Street has a scrolled and pedimented parapet entablature and date (1881) above its cornice (see also 80),

- contrasting with the plain parapets of 76-8, acting with 80 Hawke Street as bookends;
- cement lions heads and brackets to party wall faces;
- a cemented nail-head motif re-occurs through all facades;
- cemented chimneys;
- cast cement orbs were used at the parapet piers;
- double-hung sash windows, with three-lights at ground level;
- 74 has an iron picket fence;
- 76-78 had spade-head timber picket fences, one surviving on 76; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

The spade-head picket fence has been replaced with a recreated iron fence on 78 and the parapet orbs are missing from 74.

How is it significant?

Jones row houses, 74-78 Hawke Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones row houses, 74-78 Hawke Street, are significant.

- Aesthetically, an early example of a common form of row house design which is near original and forms the major part of a picturesque streetscape ([Criterion E](#)); and
- Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the leased properties is made, these houses are one group of several homes built by Jones in the area between 1867-85; also representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Jones row house, part 74-78 Hawke Street

78 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1880-1
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by John Jones 1879-1881. John Jones, a contractor, built these houses 1879-81, living in 74 Hawke Street (1881) for the next fifteen years at least. Jones sold 76 to George Pitkethley by 1881 and 78 Hawke Street to Hugh Tait in the same period. Pitkethley alternately occupied and rented his house to persons such as locally successful boot retailer, William Leeming, and Pat Morgan, whilst Mrs. Agnes Tait occupied 78 for many years. Jones also built 80 Hawke Street which is similar to this design, thus reinforcing the value of the streetscape. Of note is that Jones used architects, Ellerker and Kilburn for other work.~~

Contributory elements include:

- three stuccoed brick, two-storey row houses, each stepped back with the street angle, and down with its slope;
- two-level cast-iron verandahs, with a serpentine motif in the iron frieze work, with integral brackets, contrasting with the more formal guilloche in the balustrading;
- ogee profile corrugated iron clad verandah roofs;

74 Hawke Street has a scrolled and pedimented parapet entablature and date (1881) above its cornice (see also 80).

- contrasting with the plain parapets of 76-8, acting with 80 Hawke Street as bookends;
- cement lions heads and brackets to party wall faces;
- a cemented nail-head motif re-occurs through all facades;
- cemented chimneys;
- cast cement orbs were used at the parapet piers;
- double-hung sash windows, with three-lights at ground level;
- 74 has an iron picket fence;
- 76-78 had spade-head timber picket fences, one surviving on 76; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

The spade-head picket fence has been replaced with a recreated iron fence on 78 and the parapet orbs are missing from 74.

How is it significant?

Jones row houses, 74-78 Hawke Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones row houses, 74-78 Hawke Street, are significant.

- Aesthetically, an early example of a common form of row house design which is near original and forms the major part of a picturesque streetscape ([Criterion E](#)); and
- Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the leased properties is made, these houses are one group of several homes built by Jones in the area between 1867-85; also representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Easton's row house

80 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1880-1
View of place:	2015

Statement of Significance

What is significant?

House built for Victoria Iron-rolling Mills partner and Old Colonist, Thomas Easton in 1880-1, presumably by West Melbourne builder John Jones. ~~By 1896, this house was leased to William McNabb by the owner Thomas Easton who had resided there from its construction, presumably by John Jones, in 1880-1. Jones is likely to have built it speculatively and sold it to Easton. At his death in 1906, Easton was described as formerly of the Victoria Iron-rolling Mills, Dudley Street (partner until 1883) and regarded as an old Colonist: he died a rich man.~~

Contributory elements include:

- a two-storey, stuccoed brick house;
- two-level cast-iron verandah, with a guilloche pattern used in the balustrade panels and serpentine motif in the friezes;
- ~~■~~ nail-head ornament is at the parapet - like 74-78 Hawke Street, suggesting that John Jones constructed this house,
- ~~■~~ selling to Easton;
- role, acting with 74 Hawke Street, as bookends to 76-78 Hawke Street;
- ogee profile corrugated iron clad verandah roofs;
- gabled parapet raised entablature with date 'A.D. 1880', piers and orbs, matching that of 74 Hawke St;
- cemented chimneys;
- cement lions heads and brackets to party wall faces;
- double-hung sash windows, with three-lights at ground level;
- iron double palisade picket fence on stone plinth; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

How is it significant?

Easton's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Easton's row house is significant.

- Aesthetically, as a well-preserved, early example of a common West Melbourne row house type and a key part of one of West Melbourne's significant Victorian-era streetscapes (Criterion E); and
- Historically, representative of a major growth period in West Melbourne and closely linked with Victoria Iron-rolling Mills partner, Thomas Easton, who died a wealthy man as measure of his success in the West Melbourne area (Criterion A).

Lever Brothers Pty. Ltd. factory

95-99 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Factory
Date(s):	1942 approx.
View of place:	2015

Statement of Significance

What is significant?

[Moderne style factory built c1942 as part of international soap and margarine production firm, Lever Brothers factory and showroom complex.](#) ~~This is a Moderne style externally well-preserved factory building on a corner site to a stone pitched lane. The factory was occupied by international soap and margarine production firm, Lever Brothers, in the post Second War period, backing onto the similarly styled Moderne factory at 567 Spencer Street, their head office. Lever Brothers Pty. Ltd was linked with the early Victorian era Apollo soap works at Fishermans Bend and Footscray and the associated growth of the chemical industry in West Melbourne in the 20th Century, Fishermans Bend and Footscray in the Victorian era. The building has been developed recently for residential use.~~

Contributory elements include:

- two-level red brick and stucco parapeted factory;
- well-preserved Moderne style elevations;
- strong horizontal elements as spandrels set against the vertical element of the stair;
- fluting along the parapet edge, cemented fins and ribbing in the stair parapet, with cantilevering hood over the entry;
- steel-framed multi-pane glazing in punched openings; and
- contribution of a small industrial complex that abuts in Spencer Street.

How is it significant?

The Lever Bros Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Lever Bros Pty. Ltd. factory is significant.

- Historically, as the Interwar expression of the growth of the chemical industry in West Melbourne also seen in buildings for Duerdins and others ([Criterion A](#)); and

Aesthetically, an externally well-preserved Moderne style factory building that concurs with the Spencer Street head_

- office of Lever Brothers in styling and scale ([Criterion E](#)).

Widdis Diamond Dry Cells Company Pty. Ltd., later Hygiene Baby Carriages Pty Ltd pram manufacturers

109-111 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

Factory built in 1926 for the successful battery manufacturing firm, Widdis Diamond Dry Cells Company Pty. Ltd.: H Stanley Harris was the architect and consulting engineer. ~~In 1926 some £6400 was expended on additions to the Widdis Diamond Dry Cells Company Pty. Ltd. factory: H Stanley Harris was the architect and consulting engineer. The "addition" included three work floor levels with stair, lift, toilets along one side; concrete floor construction, timber roof trusses and vertical-boarded entry doors at the ground level. The firm's 1922 factory was at the west side of the addition and another wing was adjoining at the rear.~~

~~In era of emerging reliance on battery power for communications it was stated in 1928 that nearly all of the dry cells required by the Postal Department, the Australian Navy, the Victorian Railways, and the South Australian Government were supplied by the Widdis Diamond Dry Cells Company. The company later relocated to South Melbourne.~~

~~The building was used by Hygiene Baby Carriages Pty. Ltd. pram manufacturers from the 1930s into the 1960s. More recently part of the building was used as the Mighty Apollo gymnasium, Apollo being described in publicity events of the 1970s as "Australia's indestructible man of Steel"—signage from that era remains on the building.~~

Contributory elements include:

- three level red brick and cement clad parapeted factory in a simple Edwardian-Baroque revival style;
- central façade bay flanked by two on either side as defined by giant-order pilasters;
- bowed raised entablature to the central bay;
- red brick side and rear walls;
- Dutch hipped roof clad with corrugated iron or similar behind the parapet;
- multi-pane glazing to steel framed windows, with hopper sashes;
- boarded entry door with multi-pane glazing top light at north end; and
- contribution as part of a significant industrial streetscape, created by one firm (Widdis Diamond Dry Cells Company Pty. Ltd.)

Doors altered at ground level, rendering of brickwork on façade. The interior was not assessed.

How is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant.

- Historically, as a well-preserved and large example of a major manufacturing firm in the West Melbourne Interwar period (Widdis Diamond Dry Cells Company Pty. Ltd.) linked with the new technology production of radio and communications, and as an illustration of the development of cheap land available next to important transport opportunities [\(Criterion A\)](#); and
- Aesthetically, a well-preserved and unusual façade following from the Edwardian-Baroque revival that extended into the Interwar, also contributory to a small but distinctive industrial streetscape, adjoining the former row house building stock it replaced [\(Criterion E\)](#).

Widdis Diamond Dry Cells Company Pty. Ltd.

117-125 Hawke Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Factory
Date(s):	1922
View of place:	2015

Statement of Significance

What is significant?

~~Factory built in 1922 for the successful battery manufacturing firm, Widdis Diamond Dry Cells Company Pty. Ltd.: H Stanley Harris was the architect and consulting engineer. In 1922 some £5000 was expended on the first Widdis Diamond Dry Cells Co. Pty. Ltd. factory: as with the 1926 addition, H Stanley Harris was the architect and consulting engineer. The factory included two work floor levels with stair, lift, toilets at rear; concrete floor construction, timber roof trusses and vertical-boarded entry doors at either end of the ground level. The firm's 1926 factory wing was added on the east side and another wing was adjoined at the rear.~~

~~In era of emerging reliance on battery power for communications it was stated in 1928 that nearly all of the dry cells required by the Postal Department, the Australian Navy, the Victorian Railways, and the South Australian Government were supplied by the Widdis Diamond Dry Cells Company. The company later relocated in South Melbourne.~~

~~The building was later used by Gerrard Wire Tying Machines Co Pty. Ltd. who gained a great deal of publicity in the Interwar period.~~

Contributory elements include:

- two level red brick and cement clad parapeted factory in a simple Edwardian-Baroque revival style;
- central façade bay flanked by two bays on either side as defined by giant-order pilasters;
- bowed raised entablature to the central bay with parapet piers;
- red brick side and rear walls;
- pitched roof clad with corrugated iron or similar behind the parapet;
- multi-pane glazing to steel framed windows, with hopper sashes;
- originally boarded entry doors with top lights at each end (doors [possibly](#) sheeted over²); and
- contribution as part of a significant industrial streetscape, created by one firm (Widdis Diamond Dry Cells Company Pty. Ltd.), scaling down to the Victorian-era row houses adjoining.

Openings have been altered at ground level (new shutter, doors [possibly](#) sheeted over²) but this has little impact on the overall integrity of the place.

How is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant.

- Historically, as a well-preserved and large example of a major manufacturing firm in the West Melbourne Interwar period (Widdis Diamond Dry Cells Company Pty. Ltd.) linked with the new technology production of radio and communications, and as an illustration of cheap land available next to important transport opportunities [\(Criterion A\)](#); and
- Aesthetically, a well-preserved and unusual façade following from the Edwardian-Baroque revival that extended into the Interwar, also contributory to a small but distinctive industrial streetscape, adjoining and relating to the former row house building stock it replaced [\(Criterion E\)](#).

Connibere, Grieve and Connibere hat factory and showroom

3-11 Howard Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Factory
Date(s):	1906
View of place:	2015

Statement of Significance

What is significant?

~~Hat factory and showroom designed by architects Ussher and Kemp for Connibere, Grieve and Connibere; the builder, Thomas Sanders applying to build it in 1906. Architects Ussher and Kemp designed this three level hat factory and showroom for Connibere, Grieve and Connibere; builder, Thomas Sanders of 315 Canning Street applied to the City of Melbourne to build it in 1906. A Fruit Preserving Factory and Jam factory had previously occupied the site along Compton Place in the 1890s. Connibere, Grieve and Connibere was to later erect their warehouse at 301-309, Flinders Lane, designed by Nahum Barnet 1913.~~

~~The large workforce who attended the West Melbourne factory allowed for the fielding of a football team in the Retail Softgoods Association. Connibere, Grieve, and Connibere were able to soundly defeat the team from Brooks, McGlashan, and McHarg in 1906. The Connibere brothers were well known Australian businessmen and philanthropists financing many large health care projects.~~

~~The takeover by Sargoood Brothers in 1920 led to the factory's acquisition by R and WH Symington and Co. Pty. Ltd. (Aust) as the first stage of their massive complex developed around this site.~~

~~Although best known for their residential work, the designers Ussher and Kemp did carry out large commercial projects in Melbourne such as the Tudoresque Professional Chambers 110-118 Collins Street Melbourne in 1908 (Victorian Heritage Register).~~

Contributory elements include:

- three level brick (assumed red bricks since painted over) and cemented factory and showroom in a modern Elizabethan revival style;
- three bay façade with central bay crowned by raised and scrolled entablature with orb or ball, cornice and string moulds;
- candle-snuffer tops to the hexagonal section, façade piers;
- symmetrically arranged openings (new joinery) with stop-chamfered reveals;
- face brick side and rear walls, with gabled side wall profile; and
- a major contributory element in an Interwar, Edwardian and Victorian-era streetscape.

Recent renovations have superficially reduced the building's architectural value: with bricks painted over in an unrelated colour scheme; new reflective one pane glazing to upper level windows and refitting of ground level openings. Orbs or balls removed from parapet piers.

How is it significant?

Connibere, Grieve and Connibere hat factory and showroom is significant historically and aesthetically to West Melbourne.

Why is it significant?

Connibere, Grieve and Connibere hat factory and showroom is significant.

- Historically, as a major industrial place in West Melbourne and the commencing point of a later significant complex for R and WH Symington and Co. Pty. Ltd. (Aust) [\(Criterion A\)](#); and
- Aesthetically, a commanding landmark Edwardian-era factory, designed by the important architects Ussher and Kemp, sited as was traditional with adjoining Victorian-era row houses to form a significant but diverse grouping from a major growth period in West Melbourne [being the](#) ~~Edwardian-era~~ [\(Criterion E\)](#).

John Stedeford's house

13 Howard Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

~~House built for property speculator John Stedeford in 1875. In 1875, John Stedeford, who owned considerable property in both North and West Melbourne (Refer to 465-71, 473-83 Queensberry Street, and 279-85 Victorian Street), owned this house and occupied it for ten years. Given the richness of the design and detail similarities, North Melbourne architect and adjoining land holder, James Lee, is the probable designer of this as one of three houses he obtained permits for in Howard Street (see 15 and 19 Howard Street).~~

~~Thomas Moore of William Street (Refer 345-9 William Street) was the next major owner, leasing the house to Henry Taylor, Thomas Holloway and Walter Downing. Later owners included Anton and Margrettie Ericson (or Erickson) who ran a boarding house there over many years, well into the 1940s.~~

Contributory elements include:

- a highly decorated, two storey stuccoed brick house, apparently architect designed;
- parapeted roof line with rich cemented detail of arched entablature and shell, guilloche pattern parapet balustrading and the pronounced orbs, set on the parapet piers, paired brackets supporting the deep cornice, assisted by dentil mouldings above a swagged entablature frieze;
- a two level cast iron verandah, with central column to the upper level which does not continue to the ground and panelled cast iron friezes with fringing and brackets;
- iron picket fence, with masonry piers;
- an arched entrance portal possessing a spoked fanlight;
- lower level window bay with its corner, Corinthian pilasters and panelled sub sill wall face that is uncommon;
- tiled verandah; and
- contribution to a superior group of houses, Nos. 13-19, which complement the significant St. Mary's church complex adjoining.

How is it significant?

John Stedeford's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

John Stedeford's house is significant.

- Aesthetically, of a common row house type but is near original, skilfully and richly decorated and contains unusual details, attributable to architect James Lee. The house is a major part of a significant late 19th and early 20th century civic and residential streetscape (Criterion E); and
- Historically, linked with John Stedeford who built the important streetscape in Queensberry Street, between Chetwynd and Leveson Streets, and completed many other projects in the inner metropolis as owner-builder or owner; also linked

| with architect James Lee who designed three significant houses in Howard Street (13, 15, 19) [\(Criterion A\)](#).

James Lee's house

15 Howard Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1875-6
View of place:	2015

Statement of Significance

What is significant?

House designed by North Melbourne architect James Lee as one of two built either side of the Victoria Place entry, being 15 and 19 Howard Street, in the 1875-6 and 1872-3 respectively. ~~Architect James Lee of 36 Chetwynd Street, North Melbourne, owned land either side of and including Victoria Place. He designed and built houses either side of the Place entry, 15 and 19 Howard Street, in the early 1870s (1875-6, 1872-3). Each of these houses, along with 13 Howard Street, has design similarities. Lee was also responsible for a number of other house designs in North Melbourne and Parkville in the Victorian era. At his death in 1888 he owned and leased out the two houses either side of Victoria Place and workshops in Victoria Place: his estate was worth a considerable £2700 (approximately \$356,300 in 2105, based on the Retail Price Index developed by the Australian Bureau of Statistics).~~

Contributory elements include:

- two storey, coloured brick and stucco, parapeted row house;
- face brick side wall to lane leading to former factory;
- trim brickwork as quoins but also under the ground level window sill in a recessed panel;
- simple cemented ornament, with cornice, scrolled blocks and vermiculated panels with brackets;
- distinctive Gibbs surrounds, as vermiculated blocks on each verandah side-wall;
- double-hung sash windows, one upper level window taken to near floor level as a verandah entry;
- four panel entry door, with toplight;
- a two level cast iron verandah, with panelled iron friezes, brackets and balustrading, the latter of an unusual lyre-shape design;
- discontinuous upper verandah post (Refer to No 13 Howard Street);
- tiled verandah;
- sympathetic timber picket fence, albeit in only fair condition; and
- contribution to a valuable Victorian-era row house precinct, adjoining the significant St. Mary's complex.

Trimming bricks are painted over.

How is it significant?

James Lee's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

James Lee's house is significant.

- Aesthetically, a near original example of a common type, being distinguished by its iron and cemented detailing and contributing to a significant streetscape [\(Criterion E\)](#); and
- Historically, and socially, representative of a major growth period in West Melbourne and as an example of another speculative property, associated by ownership and design with a successful local architect James Lee; also, as a boarding house over a long period, the house has associations for many former West Melbourne residents [\(Criterion A\)](#).

James Lee's house

19 Howard Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1872-3
View of place:	2015

Statement of Significance

What is significant?

~~House designed by North Melbourne architect James Lee as one of two built either side of the Victoria Place entry, being 15 and 19 Howard Street, in the 1875-6 and 1872-3 respectively. Architect James Lee of 36 Chetwynd Street, North Melbourne, owned land either side of and including Victoria Place. He designed and built houses either side of the place, 15 and 19 Howard Street, in the early 1870s (1875-6, 1872-3), each with design similarities. Lee designed a third house in Howard Street and it is almost definite that this was 13 Howard Street, owned and occupied by builder, John Stedeford from an early date.~~

~~Lee was also responsible for a number of other house designs in North Melbourne and Parkville in the Victorian era. At his death in 1888 he owned and leased out the two houses either side of Victoria Place and workshops in Victoria Place: his estate was worth a considerable £2700 (approximately \$356,300 in 2105, based on the Retail Price Index developed by the Australian Bureau of Statistics).~~

Contributory elements include:

- a two storey, wide frontage coloured brick and stucco row house set on basalt footings;
- French doors on the upper level open onto the verandah, with flanking arched niches and a distinctive central arched niche;
- two level cast iron verandah where, like 13, 15 Howard Street, the upper post does not continue to the ground;
- verandah decoration including unusually fine panelled cast iron work with brackets which incorporates the lyre pattern (as does 15 Howard Street);
- simple cemented parapet, with a cornice and nail head motifs used on the verandah side walls;
- double-hung sash windows with bracketed sills and ornamented panels under, as with 15 Howard Street;
- sympathetic cut back timber picket front fence; and
- contribution to a valuable Victorian-era residential streetscape, adjoining the significant St. Mary's complex.

The side wall to the lane has been rendered over, probably replacing face brick.

How is it significant?

James Lee's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

James Lee's house is significant.

- Aesthetically, as a well-preserved and early example of a later common residential form, possessing unusual cast iron and brickwork details and a part of a significant streetscape ([Criterion E](#)); and
- Historically, a former residence of John Stedeford who built the important streetscape in Queensberry Street, between Chetwynd and Leveson Streets and completed many other projects in the inner metropolis as owner builder or owner ([Criterion A](#)).

Clayton-Joel and Company factory

17 Jeffcott Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1912, c1996
View of place:	2015

Statement of Significance

What is significant?

~~Remnant of factory erected for electrical engineer William Clayton-Joel in 1912. This two storey brick factory remnant was erected for electrical engineer William Clayton-Joel, then of 120 King Street, West Melbourne in 1912. Clayton-Joel and Co, electrical engineers continued to occupy the building into the 1940s. The firm was active in promoting manufacture of electrical products in the Colony and early advanced technology.~~

Contributory elements include:

- two-storey red brick parapeted factory form, with two street elevations;
- corbelled brick cornice detailing;
- segmentally arched openings with lintels;
- bullnose brick reveals to openings;
- steel framed multi-pane glazing down lane façade, timber framed on main facade; and
- corner site.

This factory was redeveloped in 1996, removing much of the integrity to its history.

How is it significant?

The Clayton-Joel and Co factory is of historical significance to West Melbourne.

Why is it significant?

The Clayton-Joel and Co factory is significant.

- Historically, as an Edwardian-era remnant of industrial development at the edge of the City inspired by new prosperity after Federation and revised trading circumstances; also for the long association with Clayton, Joel and Co, electrical engineers who were active in promoting early use of electrically powered machinery and products in Victoria ([Criterion A](#)).

Elms (x6), street trees

81-141 near Jeffcott Street, West Melbourne



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Trees
Date(s):	1875-1900
View of place:	2015

Statement of Significance

What is significant?

Mature elms ('Ulmus sp.') are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One.

~~Mature elms ('Ulmus sp.') were planted in West Melbourne streets and reserves, as shown on MMBW Detail Plans and the 1945 aerial photography of West Melbourne. These surviving trees are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. In that era, elms were removed because they were seen as disruptive to mechanical street cleaning and their roots were damaging drains.~~

Contributory elements include:

- six elms as part of an avenue (some in poor health) near 81-141 Jeffcott Street -37.812435, 144.949570 to -37.812240, 144.950687;

land within five metres of the root ball; and

- their contribution to the adjoining significant and contemporary Sands & McDougall complex.

How is it significant?

The elms are significant historically and for their rarity in West Melbourne.

Why is it significant?

The elms are significant.

~~Historically, as an indication of tree planting and selection in the Victorian and Edwardian-eras with the goal of~~

- beautification and creation of shade (Criterion A) ; and
- Rarity, as some of the few remaining examples from a large number of street trees existing at West Melbourne in the 1890s (Criterion B).

~~Historically, as an indication of tree planting and selection in the Victorian and Edwardian-eras with the goal of beautification and creation of shade; and~~

- ~~Rarity, as some of the few remaining examples from a large number of street trees existing at West Melbourne in the 1890s.~~

North Melbourne War Memorial, King and Victoria Street Reserve (relocated)

At Hawke Street and King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Monument
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

~~The North Melbourne War Memorial was erected by H. B. Corbin and Sons Pty. Ltd. for the North and West Melbourne Red Cross Society in 1926 at the corner of Errol and Victoria Streets, later relocated to this site. The North Melbourne War Memorial, at the corner of King and Hawke Streets, was erected by H. B. Corbin and Sons Pty. Ltd for the North and West Melbourne Red Cross Society in 1926 at the corner of Errol and Victoria Streets, later relocated. The unveiling of the monument by Lord Somers was done to great public acclaim and ceremony followed by celebrations. 1,240 men had enlisted from North and West Melbourne, and of these 520 died on service in WW1.~~

~~Lord Somers is reported in 'The Argus' December 1915 as saying:~~

~~'In the world of to-day, with its speed and swift changes, memory is likely to be short lived. But this memorial has a message which will go out to us day after day and year after year. It stands as a perpetual reminder of the men and women of our flesh and blood who, in a cause which they knew to be right, gave up their lives. Its message to us is to carry on their tradition, and to revive and keep alight that spirit of good fellowship, unselfish service, and self sacrifice which they exemplified.'~~

~~Corbin and Sons were also responsible for the Coleraine War Memorial 1921.~~

~~The memorial includes a polished grey granite pillar dedicated to the First World War, Second World War, Korea, Malaya, Sabah Sarawak, Malaya and Vietnam. The inscription first engraved after the First World War reads, "In imperishable memory of Australia's sons who died in the cause of freedom in the Great War 1914-1918."~~

Conflicts Commemorated:

- First World War 1914-18
- Second World War 1939-45
- Malayan Emergency 1948-60
- Vietnam War 1962-72

How is it significant?

North Melbourne War Memorial is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

North Melbourne War Memorial is significant.

- [Historically, and socially, as the paramount symbol of the terrible losses of local lives during World War One in North and West Melbourne and a key war memorial in the City of Melbourne, also the focus of a major local gathering at the unveiling of the memorial as indicative of the deep community associations and their united cause in funding its](#)

erection (Criterion A, G) ; and

- Aesthetically, as a custom designed memorial successfully utilising past stone masonry and metal inlay skills (Criterion E).
- ~~Historically, and socially, as the paramount symbol of the terrible losses of local lives during World War One in North and West Melbourne and a key war memorial in the City of Melbourne, also the focus of a major local gathering at the unveiling of the memorial as indicative of the deep community associations and their united cause in funding its erection; and~~
- ~~Aesthetically, as a custom designed memorial successfully utilising past stone masonry and metal inlay skills.~~

Phoenix Clothing Company complex

347-349 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1854-1859
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Victorian Heritage Register number: H0801

What is significant?

The Former Phoenix Clothing Company building is a three storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three storey additions were made in 1859 and the ground floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

How is it significant?

The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers' wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Former Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne's early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor

of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period.

Kidd's row houses later Langdon Buildings

351-355 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1863-1869
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance

Victorian Heritage Register number: HO527

What is significant?

The Langdon Building at 351-355 King Street was built as three terrace houses by the owner-builder Robert Kidd. He built them in stages as follows: No.351 in 1863, No.353 in 1865 and No.355 in 1869. Kidd lived at No.353. The middle house of the three was a shop from 1870 but has now had its shopfront removed. All three terrace houses are two storeys, constructed in brick with coursed bluestone facades. Access was directly off the street in the manner of English town houses. Each house has quoins, a motif which is repeated around the front door and windows. Whilst all three buildings are constructed on the street alignment the parapet and string course is not continuous, reflecting the differing stages of construction. The Langdon Building was used as an early clothing factory and was later combined with the adjoining the Fenwick Brothers Phoenix Clothing building. These early factories share a party wall and were once linked via twin archways.

How is it significant?

The Langdon Building is of architectural and historical significance to the State of Victoria.

Why is it significant?

The Langdon Building is architecturally significant as an excellent example of the use of Victoria's ubiquitous bluestone as a construction material. Spanning three periods of construction, the Langdon Building has a consistent use of facing bluestone. There is a contrast between the fine ashlar finishes of the architraves, quoins and string courses and the rougher finish of the wall areas.

The Langdon Building is historically significant as a rare complex of three residential buildings amalgamated for industrial use. It is a rare example of a surviving clothing factory in the central business district. From 1870 the Langdon Building was a clothing factory and had a close relationship to the notable Phoenix Clothing Factory buildings to the south. It demonstrates the adaptation and adjustment of owners to changing economic conditions in Melbourne.

Bay View Hotel

360 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Hotel
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

~~Bay View Hotel built for local hotelier, Michael Moran by J. Holmes and later, James Healy, in 1864-5. Michael Moran, who owned other hotels around the North and West Melbourne area, commissioned J. Holmes and later, James Healy, to build the Bay View Hotel on this site in 1864-5. Moran was also the publican there until at least 1870. He continued to own the hotel for over ten years, when it was taken over by the West End Brewery, and later owned in association with Carlton and United Breweries (1896). Other licensees included Kierin Caulfield; Miss Milton and Mary Rush. (Refer 32-4 Capel Street).~~

~~The hotel was used by community groups such as the local football clubs and had its share of sly-grogging and colourful incidents, as reported in the daily press.~~

Contributory elements include:

- a stuccoed brick and stone, parapeted corner hotel of two- storeys;
- hipped corrugated iron clad roof set behind a parapet;
- simply moulded cornice, architraves and six-pane double-hung sashes denote the building's age;
- an ornamental metal lamp attached with scrolled brackets to the wall over the side entry is of unknown provenance but is related to the period and use; and
- contribution as a traditional if isolated corner element with some relationship to two two-storey row houses on the north and east sides in Walsh and King Street.

Some new unruled stucco to walls, replacement of a side doorway and door and assumed conversion of the former corner entry to a window. Major visually related additions have been made to both frontages. However the traditional hotel form, siting and fenestration is still evident.

How is it significant?

The Bay View Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Bay View Hotel is significant.

- Aesthetically, a typical corner sited, simply designed hotel which exhibits a simple Italian Renaissance Revival form used from early in Melbourne's history into the 1880s ([Criterion E](#)); and
- Historically, and socially, as an hotel, the former social centre of the locality and associated with hotelier, Moran, who was also connected with the Rob Roy and Mansion House hotels in West Melbourne; representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Ralph A. Stuart and Co. wool brokers, later NCO House
363 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Offices, wool stores
Date(s):	1934
View of place:	2015

Statement of Significance

What is significant?

Moderne style wool stores and offices designed by Craig Reynolds and Garrett in 1934 for Ralph Stuart and Company King Street, Melbourne. ~~Architects Craig Reynolds and Garrett prepared plans for the erection of modern wool stores and offices in 1934 for Ralph~~

~~A. Stuart and Company King Street, Melbourne. The street elevation showed the firm's name on the parapet spelt out in wrought iron letters, with the added 'Wool and Hide Merchants'. Plans showed timber floors and frames, a sawtooth lit upper level for wool selling, metal-framed windows, steel roof trusses on timber framing, and wool chutes on storeroom floors. Entry was via a stair lobby, with storage levels over.~~

~~A large wool sample room and offices were set out along the front of the building at first floor level. The designers were also responsible for the significant Interwar Emulation Hall, 3 Rochester Road, Canterbury (Victorian Heritage Register).~~

Contributory elements include:

- three level parapeted wool stores and offices in face brick designed in the Dudok Moderne style;
- cream upper level brickwork, red ground level;
- streamlined banding as horizontal recesses with windows set within;
- dominant vertical element over the entry provide for the typical interplay of massing associated with the style;
- significant brickwork detailing as ribs, jelly-mould forms, soldier course architraves;
- cast cement rams head logo over entry;
- streamlined horizontal window ledge, set on faceted window buttresses and sills beneath;
- loading bay and carriage way under south wing of building for wool traffic; and
- ~~the visual relationship with earlier significant buildings adjoining, with similar punched fenestration and parapeted form,~~
- ~~if not scale.~~

Steel framed multi-pane glazing replaced, but the overall integrity is high.

How is it significant?

Ralph A. Stuart and Co. Wool brokers wool stores, showrooms and offices are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Ralph A. Stuart and Co. Wool brokers wool stores, showrooms and offices are significant.

- Historically, as a lingering presence of primary industry buildings on the fringe of the Melbourne business district, specifically located in West Melbourne where transport access and cheaper land aided in its location (Criterion A); and
- Aesthetically, a well-preserved and significant Moderne style façade in the Dudok manner with skilful use of brickwork and massing (Criterion E) ~~Historically, as a lingering presence of primary industry buildings on the fringe of the Melbourne business district,~~

~~specifically located in West Melbourne where transport access and cheaper land aided in its location; and Aesthetically, a well-preserved and significant Moderne style façade in the Dudok manner with skilful use of brickwork and massing.~~

Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices
407-415 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Offices
Date(s):	1968
View of place:	2015

Statement of Significance

What is significant?

International Modern style office building built 1968 for owners, occupiers and designers, Yuncken Freeman Architects Pty. Ltd.. Titled the Flagstaff House project, a permit for this steel-clad, basement and two-level, office building was sought in July 1968 by owners, occupiers and designers, Yuncken Freeman Architects Pty. Ltd.. The proposed building was to replace four Victorian-era row houses, then used as the firm's offices, at an estimated cost of \$340,000.

~~As Yuncken Freeman Brothers Griffiths and Simpson Architects, the firm had previously occupied the terrace houses at 411-415 King Street as 'Flagstaff House'. The new building, also Flagstaff House, marked a change in the firm's oeuvre if not the name. Balcombe Griffiths and Roy Simpson were from the five original partners, with descendant John Yuncken, but the new Modern theme (after Mies van der Rohe of Chicago), that this building expresses so well, came with Barry Patten who joined the firm in c1953. Patten led a team for the prize-winning Sidney Myer Music Bowl in 1957, marking a new structure-based design theme. The once large office of Yuncken Freeman Architects Pty. Ltd. no longer exists.~~

~~The new Flagstaff House is inspired by van der Rohe's Farnsworth House (1951), among others. As a 'skin and bones' (van der Rohe) architectural concept, the design can be seen as a horizontal parallel to the commercial towers of BHP House (1967-1972) and the aluminium-clad Eagle House (1971-2).~~

~~Meticulously planned on an imperial module of 4'10", escape stairs, toilets and plant were in a service strip located along the south side of an open-plan office, forming a square of three 27' structural bays per side. The main open stair was centred on the plan within a generous light well, the steel bar balustrades were minimal and the stair flights appeared to float within the space. Suspended ceilings followed the module with recessed low-brightness fluorescent fittings doubling as air distribution within each module; less was more. Upper floors were suspended reinforced concrete.~~

~~The south side service strip provided the concrete and masonry buttress for a steel and glass box attached on the north, with a cantilevering upper level, allowing column-free façades on two sides. A steel universal-section marked the planning model planted on all glazed facades as structural mullions: exposed columns were also universal-sections painted matte black as was the facade. A shallow gabled steel deck clad roof set behind a minimal fascia gave the illusion of a flat roof. Double aluminium-framed entry doors were symmetrically arranged on the King Street elevation, accessed by minimalist stair flights that abutted a rendered podium that catered for the sloping site.~~

~~When furnished the interior was among the most elegant Modernist office spaces the City had seen, with flush black modular panelling housing adjustable drafting desks, exposed black steel structural frame, grey tufted carpet, white plaster and black walls and suspended ceilings.~~

Contributory elements include:

- basement and two upper levels of offices in a rectanguloid form;
- no expressed roof;
- the counter play of simple geometric rectanguloid forms, as horizontal elements set against a masonry vertical element, with an offset to allow expression of each;
- glass and steel modular façade with full-height tinted glazing (floor to ceiling);
- imposed 'structure' as steel universal-section mullions on steel plate fascias;
- originally an open office plan with modular partitioning (modified);
- natural grey podium base;
- original black external colour scheme;
- floating external open-riser stairs with simple steel bar balustrading as handrails and newels only;
- flush plaster soffits with recessed downlights; and
- minimal landscaping, paved setting.

Sign panels have been added. External doors and furniture changed. Interior layout and furnishing changed (inspection from street only). Glass bricks added facing the rear car park.

How is it significant?

Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices, is significant.

- Historically, for the close link with the important architectural firm of Yuncken Freeman Architects designed as their own offices, the firm being nationally prominent at that time ([Criterion A](#)); and
- [Aesthetically, the most accomplished, early small-scale International Modern office designs in Victoria, serving as a prototype for the design and development of BHP house as well as an advertisement for the firm's design direction; perhaps one of the most faithful of the Mies van der Rohe inspired designs in Victoria, following an internationally applauded design theme \(Criterion E\).](#) ~~Aesthetically, the most accomplished, early small-scale International Modern office designs in Victoria, serving as a prototype for the design and development of BHP house as well as an advertisement for the firm's design direction; perhaps one of the most faithful of the Mies van der Rohe inspired designs in Victoria, following an internationally applauded design theme.~~

George Donald's house (also James Bryce's wooden house at rear)
438 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	House
Date(s):	1873-4, 1863 rear
View of place:	2015

Statement of Significance

What is significant?

~~House built for George Donald, local inspector of weights and measures in 1873-4. George Donald, local inspector of weights and measures, was the first rated owner-occupier of this brick house in 1873-4, then of six rooms. The house displaced James Bryce's wooden house of 1863 that appears to remain as one of the rear wings. Donald's career was well publicised in the Melbourne press as he apprehended market cheats or short-weighters through the 1870s-1880s: his was a vital role in an area well provided with produce markets.~~

~~His wife Elizabeth died here in 1878 and George in 1888, aged 75, leaving his only daughter Elizabeth as the next house owner. The house appears to be custom designed judged by the sophistication of the design, detailing, and early date.~~

Contributory elements include:

- double-fronted two colour Italianate style brick villa with M-hipped main roof;
- patterned slate roof cladding, cemented chimneys with unusual arcaded shafts and cornices;
- face brick rear and side walls;
- bracketed eaves, vermiculated cemented panels, masks and brackets to side walls;
- front verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows, with moulded cement architraves and bracketed sills and panels under;
- four-panel entry door and side and top lights;
- encaustic mosaic tiles to verandah;
- remnants of an Interwar wire fence (part replaced); and
- the contribution to a valuable Victorian-era streetscape.

How is it significant?

George Donald's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

George Donald's house is significant.

- Historically, for the close link with the regionally prominent inspector of markets, George Donald, and representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)); and
- Aesthetically, a well-preserved and significant Italian villa design with uncommon detailing ([Criterion E](#)).

Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office

439 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~House first owned by Elizabeth Street pawn broker, Abraham Smith in 1885, and later the office of the prize winning architect, Don Hendry Fulton, from around the late 1950s-1960s. Elizabeth Street money or pawn broker, Abraham Smith was the first rated owner-occupier, in 1885, of what was then a brick house of ten rooms set on an allotment of 25x150 feet (7.62m x 45.7m). Smith died in 1899, leaving the house to widow Julia and daughter Hannah. The Smith family played a prominent role in North and West Melbourne society events as well as receiving some notoriety for the daring jewellery theft from Smith's Elizabeth Street premises. The house name of Mezrich-house was always included in the many family notices in local newspapers concerning the Smith family and was obviously treasured by them as it was used during their occupation after Abraham's death.~~

~~Another major occupancy of the house was as the office of the prize winning architect, Don Hendry Fulton, from around the late 1950s-1960s for over an extended period. As part of his occupation, the front verandah was removed to perhaps modernise or Georgianise the façade. Nearby in King Street was the office of Yuncken Freeman Brothers Griffiths and Simpson Architects, the Freeman Brothers being great connoisseurs of Georgian architecture. The front verandah was reinstated in c2010 and the front fence repaired in 2006.~~

~~Don Hendry Fulton's design for the BP Refinery Administration Building at Crib Point (1965) was awarded the 1966 RVIA Victorian Architecture Medal (also on the Victorian Heritage Register). The Rosebud municipal offices were designed by Fulton (1973-76) and his firm was involved in the planning of Mary Kathleen and Weipa, as two model mining towns for post-war Australia. He also designed the elegant and contemporary Blainey house, The Boulevard, Ivanhoe, in 1957.~~

Contributory elements include:

- two storey parapeted stuccoed elevated row house;
- cemented cornice moulds, foliated and faceted blocks and brackets with an entablature mould, panelled verandah side walls;
- face brick side and rear walls;
- pitched hipped roof behind the parapet, with cemented and corniced chimneys (part);
- rebuilt two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets also dentilated gutter mould;
- dressed and quarry face blue stone faced, raised verandah floor;
- double-hung sash windows, with cemented architraves and arched lights at ground floor;
- substantial four-panel entry door with side and top light including a spoked fanlight;
- cast-iron double palisade front fence on dressed and rubble blue stone footings with cemented and scrolled side yard

walls and piers (caps reconstructed); and

- the contribution to small but valuable Edwardian and Victorian-era streetscape with the St James church complex adjoining, the arched fenestration matching that of the church.

How is it significant?

Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office is significant historically and aesthetically to West Melbourne.

Why is it significant?

Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office is significant.

—Historically, for the building's close link with the locally prominent Abraham Smith family and later as the long-term office

- of prize winning architect, D. H. Fulton ([Criterion A](#)); and
- Aesthetically (as reconstructed), a well-preserved and large row house design with distinctive detailing and form, indicating a custom design; also a contributory part of a small Edwardian and Victorian-era precinct ([Criterion E](#)).

Newstead or Ormiston house

444 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	House
Date(s):	1878, 1913
View of place:	2015

Statement of Significance

What is significant?

House first owned by engineer, William Ormiston, in 1878 and renovated by his son, James Ormiston c1913, with Edwardian-era detailing applied to the old double gabled 1870s cottage form. ~~The engineer, William Ormiston, was the first rated owner-occupier of this brick house in 1878, then of five rooms, and lived there with his family until his death in 1889. After that date, Isabella Ormiston (widow of William) lived here and later, son, James Ormiston with an added room and a rise in the annual valuation in 1913, matching the Edwardian-era detailing applied to the old double gabled 1870s cottage form.~~

Contributory elements include:

- one storey parapeted brick and stuccoed row house;
- slim cemented cornice moulds, multiple vermiculated panels on the entablature, scrolls and brackets and a raised arched entablature, with house name, cemented swag and anthemion on top;
- face brick side and rear walls;
- slate clad double-gabled roof behind the parapet, with terracotta Edwardian-era ridge cappings, and cemented and corniced chimneys with terracotta Edwardian-era pots;
- front bullnose profile verandah with corrugated iron cladding, turned timber posts, fan pattern cast-iron frieze and integral brackets, all of Edwardian character;
- double-hung sash windows;
- four-panel entry door and toplight;
- dressed stone flags to verandah floor;
- pitched laneway and crossing; and
- contribution to valuable Victorian-era streetscape.

Facade bricks painted over, Victorian-era reproduction iron fence added and an unrelated roller door added over the pitched lane entry but the house remains true to the last development in the Edwardian-era.

How is it significant?

Newstead or Ormiston house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Newstead or Ormiston house is significant.

- Historically, for the close link with the engineering Ormiston family, an occupation that relates well to West Melbourne's industrial history; representative of two major growth periods in West Melbourne, the (Edwardian and Victorian-eras (Criterion A)); and
- Aesthetically, an unusual combination of two eras, Edwardian and Victorian-era, with distinctive vermiculated panels (Criterion E).

Underground Public Toilets Hawke Street and King Street Reserve

446 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Public Toilet
Date(s):	1938
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance

Victorian Heritage Register number: H2133

What is significant?

The underground men's public toilet in West Melbourne, built in 1938, is one of eleven built in Melbourne in the early twentieth century in response to public demand for public toilet facilities in Melbourne that were both sanitary and discreet. Street-level toilets were regarded as indecently open to public view. Underground toilets removed toilets from public view, and had already been built in Scotland, England and Sydney. The establishment in December 1890 of the Melbourne and Metropolitan Board of Works, responsible for building and maintaining an underground sewerage system, had provided the necessary infrastructure. The first underground public toilet in Melbourne, which included facilities for women as well as men, was opened in Russell Street in 1902. Several more were built before World War I: a men's in Queen Street in 1905; a men's and women's in Elizabeth Street opposite the Queen Victoria Market in 1907; a men's in Swanston Street in 1909 (now demolished); a women's in Elizabeth Street outside the GPO in 1910 (a men's was added in c1927); and a women's outside the Town Hall in Collins Street in 1914 (a men's was added c1960). A men's was built in Flinders Street in 1918. Four more were built in the Interwar period: this one in West Melbourne, one in Carlton, and two in East Melbourne (one of which has been demolished).

The underground public toilet is in a small park at the corner of King and Hawke Streets, West Melbourne, near the south end of the Errol Street shopping strip. Above ground elements are very similar to the earlier underground toilets built in Melbourne between 1902 and 1918, and consist of two stairway entrances enclosed by iron railings, iron gates and cast iron combined ventilation pipes and sign posts. An additional feature at ground level, found only on this toilet and the one in Carlton built in 1939, is the Moderne style polychrome brick ventilation shaft with decorative wrought iron panels. The toilet has now been decommissioned and the entrances are covered by concrete slabs. The condition of the interior is unknown.

Why is it significant?

The underground public toilet in West Melbourne is of historical and architectural significance to the state of Victoria.

How is it significant?

The underground public toilet in West Melbourne is of historical significance as one of the group of public toilets built in Melbourne in the early twentieth century which reflects an important era of sanitary, technological and social reform, as well as contemporary attitudes to public decency. It is a reflection of a major engineering achievement, the development of Melbourne's underground water, drainage and sewerage system, and the advances in sanitation and public health made possible, following the establishment of the Melbourne and Metropolitan Board of Works in 1890.

The underground public toilet in West Melbourne is of architectural significance as an example of an unusual building type, and of early twentieth century civic design. The iron railings, gates and columns and the brick ventilation shaft are of interest as examples of street furniture of the period.

**Elm, Hawke Street and King Street Reserve
446 near King Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Tree
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

~~Mature elms ('Ulmus sp.') are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. Mature elms ('Ulmus sp.') were planted in West Melbourne streets and reserves, as shown on MMBW Detail Plans and the 1945 aerial photography of West Melbourne. These surviving trees are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. In that era, elms were removed because they were seen as disruptive to mechanical street cleaning and their roots were damaging drains.~~

Contributory elements include:

- mature elm ('Ulmus' sp.), Hawke Street and King Street Reserve, near 446 King Street -37.805317, 144.949171; and
- land within five metres of the root ball.

How is it significant?

This mature elm ('Ulmus sp.') is significant historically, aesthetically and for its rarity in West Melbourne.

Why is it significant?

This mature elm ('Ulmus sp.') is significant.

- Historically, as an indication of tree planting and selection in the Victorian and Edwardian- eras with the goal of beautification and creation of shade [\(Criterion A\)](#); ~~and~~
- Aesthetically, for its form and maturity as located in a reserve, where its growth pattern has been relatively unhindered [\(Criterion E\)](#); and
- Rarity, as one of the few remaining examples from a large number of street trees existing in the 1890s [\(Criterion B\)](#).

City of Melbourne Electric Supply Department pillar-box, Hawke Street and King Street Reserve

446 near King Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Utility
Date(s):	1900s
View of place:	2015

Statement of Significance

What is significant?

City of Melbourne Electric Supply Department pillar-box located on the edge of the Hawke Street and King Street Reserve, is typical of pillar-boxes erected after 1900 when the Melbourne City Council Electric Supply Department commenced construction of a Direct Current electricity supply system for inner Melbourne. ~~This City of Melbourne Electric Supply Department pillar-box is located on the edge of the Hawke Street and King Street Reserve, being typical of pillar-boxes erected after 1900 when the Melbourne City Council Electric Supply Department commenced construction of a Direct Current electricity supply system for inner Melbourne. Underground cable mains were run from the new power plant in Spencer Street to cast iron curb side pillar boxes from whence fused outgoing circuits supplied consumer premises.~~

~~This example is located near a significant elm and the underground toilets (Heritage Victoria Register) providing a historic grouping.~~

Contributory elements include:

- rectangular cast-iron pillar-box
- pyramidal top;
- cast City emblems on side of pillar set in panels; and
- set on asphalt paved base.

How is it significant?

City of Melbourne Electric Supply Department pillar-box is located on the edge of the Hawke Street and King Street Reserve is significant historically and aesthetically to West Melbourne.

Why is it significant?

City of Melbourne Electric Supply Department pillar-box is located on the edge of the Hawke Street and King Street Reserve is significant.

- Historically, as symbolic in the advance of new City of Melbourne services in the West Melbourne area (Criterion A); and
- Aesthetically, for the ornamental castings that make up the box, that reflects the Victorian and Edwardian-era cast-iron decoration used on nearby houses and shops (Criterion E).

Gair Manufacturing Company Pty. Ltd. Bulk Store

461-467 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1935, 1998
View of place:	2015

Statement of Significance

What is significant?

~~Gair Manufacturing Company Pty. Ltd. bulk store designed by Norman Seabrook Architect, ARAIA in 1935, in Seabrook's trademark Dudok Modernist style. Norman Seabrook Architect, ARAIA designed this new bulk store for the Gair Manufacturing Company Pty. Ltd., with a building permit application lodged in 1935 for an estimated construction cost of £5000. The structural engineer was C Hudspeth of 13 City View Rd, Balwyn.~~

~~Proposed works included the Seabrook's trademark Dudok Modern combination of yellow brick for the rectilinear façade, and red brick for fascia and piers. Elements included a steel roller shuttered entry to the cart dock, Fibrolite roofing with a vented ridge, steel-framed windows with fixed hopper sashes, steel roof trusses, plus concrete floor slabs and columns. The business name 'Gairs Bulk Store' was proposed for the parapet face.~~

~~The Gair Manufacturing Co. Pty. Ltd. of Elizabeth Street, Melbourne, were canvas goods manufacturers and warehousemen. They made deck chairs, camp stretchers and beds, folding tables, card tables, and awning hammocks. This new store served the company in the Second War with Gairs among the subcontractors engaged on production of Australian-built DAP Beaufort Mark VII Bomber (served 1942-44). In post-war years Gairs were synonymous with camping goods, such as deck chairs and stretchers.~~

~~The architectural firm of Norman Seabrook, and later Seabrook and Fildes (1936-1956), played a significant role in the introduction of European Modern architecture to Victoria in the 1930s, as influenced by Dutch architect Willem Marinus Dudok and German Eric Mendelsohn among others. They are best known for the Dutch Modernist inspired MacRobertson Girls High School (on the Victorian Heritage Register), designed by Norman Seabrook in 1933. The school is one of the first and best examples of European Modern architecture in Melbourne and was said by Robin Boyd to have signalled 'the 1934 revolution' of Victorian Modernist architecture.~~

Contributory elements include:

- two storey parapeted face brick warehouse;
- pitched roofs concealed behind the parapet;
- rectilinear, rounded-corner Modernistic form, facing Dudley and King Streets;
- coloured brickwork banding to accentuate horizontals;
- vertical massing elements as the entry bay;
- repeating window modules set in horizontal strips, with cemented streamline window hood; and
- the contribution to a minor Modernist streetscape at this corner, with the similarly Modernistic 469-471 King Street adjoining.

Bricks painted over, ground level yellow brick rendered; new visually related windows at ground level set in deeper openings; new entry in a similar style to building.

How is it significant?

[The](#) Gair Manufacturing Company Pty. Ltd. Bulk Store is significant historically and aesthetically to West Melbourne.

Why is it significant?

[The](#) Gair Manufacturing Company Pty. Ltd. Bulk Store is significant.

Historically, for the association with the Gair company and the firm's expansion that paralleled service during World War

- Two [\(Criterion A\)](#); and
- Aesthetically, as an altered but good example of European Modernism by Norman Seabrook, the designer claimed to
- be the instigator of this style in Victoria in 1934 [\(Criterion E\)](#).

West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices

469-471 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house, offices
Date(s):	1884, 1952-3, 1993
View of place:	2015

Statement of Significance

What is significant?

Offices, police station, and dwelling designed 1952-3 for the Fibrous Plaster Manufacturers Association by Edgar H. Alexander LRAIA that included a rebuild of two brick row houses built for a Mrs Ann Brown in 1884. Behind this Modernist façade are two redeveloped brick row houses, each of nine rooms, built for a Mrs Ann Brown in 1884 and designed by local architect, William Shallless. From the 1920s onwards, part of the building served as the West Melbourne Police Station, even after its renovation in 1952.

For an estimated £6800 the building was upgraded in 1952-3 for a mixed use (offices, police station, dwelling) for the owner, the Fibrous Plaster Manufacturers Association. Edgar H Alexander LRAIA Architect and Town Planning Consultant of Essendon designed a new façade and a one-room depth front addition to the existing row houses> this addition provided the Fibrous Plaster Manufacturers Association with a larger and modernised board room, new stairs and new offices on the two levels, and one new office for the police as a tenant. The police counter was at ground level and living quarters were at the rear. The builder was FT Jeffrey of Box Hill. Post-war building restrictions for non-residential purposes had not been lifted by this time, hence the retention and upgrading of the existing residential building. This building would have been known to West Melbourne occupants over a long time as their police station (see also 74-76 Dudley Street as a police station and residence in the late Victorian era).

Separated by the Second World War, this streamlined Modernistic façade relates closely to the former Gair store adjoining from the 1930s. Changes in 1993 have affected the integrity of the design.

An unusual version of the Victoria coat of arms with the words "Victoria, quality and integrity" and heath flower is on the facade as a reminder of its official use as a police station.

Contributory elements include:

- two-storey parapeted, brick and cement Modernist façade to King Street;
- red brick to south side wall;
- windows set in horizontal bands or streamlined strips;
- projecting cemented moulds delineating parapet and window strips;
- heeler brick infill between windows as part of the banding;
- tiles or tile like cementing as façade banding;
- rolled-edge cast cement reveals to the entry;
- Victoria coat of arms 'Quality and Integrity' as an indication of the police occupation;
- Victorian-era row house roof forms and walls behind; and
- contribution to a minor Modernist streetscape at this corner, with the Modernistic 461 King Street adjoining.

| Façade steel-framed windows replaced; bricks and façade tiles painted over; Victoria coat of arms modified.

How is it significant?

West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, is significant.

- Historically, and socially, for the long-term occupation of both phases of the building's development by the Victoria Police, as a West Melbourne public building (see coat of arms); also expressive, by the extent of the 1952-3 works, of the era before post-war restrictions were lifted on non-residential building works and the competing need for a building related association to present a modern face to the world ([Criterion A, G](#)); and
- Aesthetically, as an altered but adept Modernist design, coupled with the adjoining building as examples of this stylistic theme ([Criterion E](#)).

Tame and Company factory

511 King Street, WEST MELBOURNE

Demolished



~~New grading system: Significant~~
~~Place type: Factory~~
~~Date(s): 1926~~
~~View of place: 2015~~

Statement of Significance

What is significant?

~~A building permit application was lodged in October 1925 for the erection of a factory for iron workers Messrs. Tame and Company, then of 236 Latrobe Street, to the value of £2000. The builder was W L McArthur of 113 Stokes Street, Port Melbourne and it was completed by 30 Oct 1926 when another ironmongery firm Ironmongers Pty. Ltd., shared the premises. This is another example of the Interwar growth of industrial uses in West Melbourne, expanding from the north of the city where hardware and ironmongery firms like Currie and Richards had been based in the Victorian era.~~

Contributory elements include:

- ~~• parapeted one storey brick and cemented factory;~~
- ~~• stepped and pierced parapet with five bays;~~
- ~~• cemented panels in raised parapet bays;~~
- ~~• unusual entry doorway with half-circle top and side lights cut into the brickwork; and~~
- ~~• steel framed multi-pane glazing to main openings.~~

~~Bricks painted over; windows altered, boarded doors to carriageways replaced with roller shutters; boarded door at entry replaced with a glass door. Otherwise the building is expressive of its use and distinctive in design.~~

How is it significant?

~~Tame and Company factory is significant historically and aesthetically to West Melbourne.~~

Why is it significant?

~~Tame and Company factory is significant.~~

- ~~• Historically, as one of the Interwar phase of industrial expansion into West Melbourne; and~~
- ~~• Aesthetically, for the unusual façade with its distinctive entry.~~

Mair's row houses, part 555-557 King Street

555 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair erected by Stephen Mair in 1875. Builder, Stephen Mair of West Melbourne, applied to build two brick two-storey houses, each of seven rooms, in King Street near Stanley Street, in November 1875.~~

~~Stephen Mair arrived in Victoria in 1854 and died at 743 Nicholson street, North Carlton in 1929. Mair was the seventh son of the late Thomas Mair (also a builder) and Margaret Helton, of Edinburgh and Dundee, Scotland and a foreman for the Scottish born contractor and Melbourne councillor, Samuel Amess, for thirty-three years.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented dentilated cornice moulds, blocks and brackets;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets also the rare lyre pattern balustrade panel;
- double-hung sash windows, with 3 lights at ground floor;
- four-panel entry door and toplight; and
- cast-iron palisade front fences and gates on dressed stone footings.

How is it significant?

Mair's row houses ~~is~~ [are](#) significant historically and aesthetically to West Melbourne.

Why is it significant?

Mair's row ~~houses is~~ [houses are](#) significant.

- ~~Historically, for the association with Stephen Mair before he joined the veritable Samuel Amess firm, one of the builder-~~
- developers typical of West Melbourne, and representative of a major growth period in West Melbourne ([Criterion A](#)); and
- Aesthetically, a well-preserved early row house design with a rare cast-iron detailing ([Criterion E](#)).

Mair's row house, part 555-557 King Street

557 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

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- four-panel entry door and toplight; and
- cast-iron palisade front fences and gates on dressed stone footings.

How is it significant?

Mair's row ~~houses is~~ [houses are](#) significant historically and aesthetically to West Melbourne.

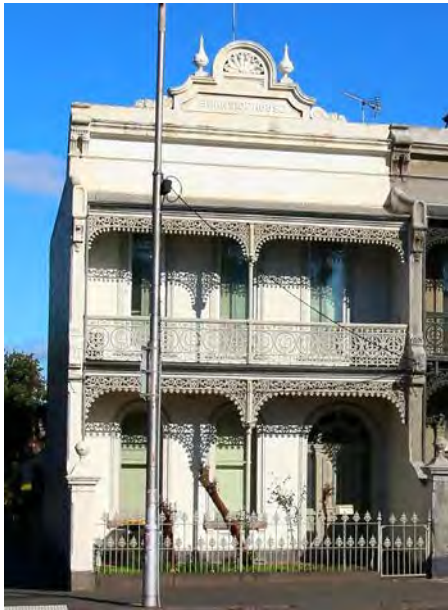
Why is it significant?

Mair's row ~~houses is~~ [houses are](#) significant.

- ~~Historically, for the association with Stephen Mair before he joined the veritable Samuel Amess firm, one of the builder-~~
- developers typical of West Melbourne, and representative of a major growth period in West Melbourne ([Criterion A](#)); and
- Aesthetically, a well-preserved early row house design with a rare cast-iron detailing ([Criterion E](#)).

Burnside House, part Houston's row houses 581-583 King Street

581 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Row house pair built in 1883 for Hugh Houston, partner in a pioneering ship building company, to the design of prolific local architect, Henry Shalless. ~~In 1883, Hugh Houston moved from further south in King Street to 583 King Street after he had built these eight-room brick houses at 581-583 King Street. They were built in the name of his wife, Hossy. He continued to own the houses for over ten years, residing there until after 1885 when he and Hossy moved to Flemington with their family. Both died at Flemington in the Edwardian era. Houston was a partner in the pioneering ship building company, the Yarra Boiler Works.~~

~~Prolific local architect, Henry Shalless designed the pair, and local builders, Butler and Gunn, constructed it. Tenants in the other house (581) included Dr. J.K. Troup and W.H. Jones, solicitor while the Arthur family occupied 583 King Street for a long period in the 20th century.~~

Contributory elements include:

- two stuccoed brick, two storey row houses;
- ~~—~~parapets, with distinctive full arched raised entablatures, shells, and flanking piers and urns above the scrolled name panel;
- cemented chimneys and terracotta pots above the pitched main roofs;
- Two level cast iron verandahs with ornate friezes, brackets and balustrading, dentilated eaves and a concave corrugated iron clad roof;
- arched and architraved double-hung sash windows, with panelled sills and pilasters;
- an ornate entrance with a deeply panelled door, spoked fanlight connected to panelled side lights;
- tiled verandah;
- double palisade Iron picket fences set on dressed basalt at the frontage, with cemented piers and orbs, also scrolled yard dividing walls;
- large face brick service wings, with face brick to side of 581 (bricks painted over);
- corner siting for 581 King Street; and
- ~~—~~contribution as a valuable corner element in a richly decorated and significant Victorian-era residential streetscape from Roden to Hawke Streets.

Bricks painted over on the side wall of 581.

How is it significant?

Houston's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Houston's row houses are significant.

- Aesthetically, as one of the relatively small number of architect designs within this common row house form in West Melbourne, the houses are well-preserved, richly ornamented in a competent manner, and are a valuable part of a significant Victorian-era streetscape ([Criterion E](#)); and
- Historically, two of a row of speculative houses, aimed at an aspiring market, and associated with an old West Melbourne resident, Houston, who developed a number of other properties in the area and helped form one of the Colony's first ship building works ([Criterion A](#)).

**Burnside House, part Houston's row houses 581-583 King Street
583 King Street, WEST MELBOURNE**



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built in 1883 for Hugh Houston, partner in a pioneering ship building company, to the design of prolific local architect, Henry Shalless. In 1883, Hugh Houston moved from further south in King Street to 583 King Street after he had built these eight-room brick houses at 581-583 King Street. They were built in the name of his wife, Hossy. He continued to own the houses for over ten years, residing there until after 1885 when he and Hossy moved to Flemington with their family. Both died at Flemington in the Edwardian era. Houston was a partner in the pioneering ship building company, the Yarra Boiler Works.~~

~~Prolific local architect, Henry Shalless designed the pair, and local builders, Butler and Gunn, constructed it. Tenants in the other house (581) included Dr. J. K. Troup and W. H. Jones, solicitor while the Arthur family occupied 583 King Street for a long period in the 20th Century.~~

Contributory elements include:

- two stuccoed brick, two storey row houses;
- ~~—~~parapets, with distinctive full arched raised entablatures, shells, and flanking piers and urns above the scrolled name panel;
- cemented chimneys and terracotta pots above the pitched main roofs;
- Two level cast iron verandahs with ornate friezes, brackets and balustrading, dentilated eaves and a concave corrugated iron clad roof;
- arched and architraved double-hung sash windows, with panelled sills and pilasters;
- an ornate entrance with a deeply panelled door, spoked fanlight connected to panelled side lights;
- tiled verandah;
- double palisade Iron picket fences set on dressed basalt at the frontage, with cemented piers and orbs, also scrolled yard dividing walls;
- large face brick service wings, with face brick to side of 581 (bricks painted over);
- corner siting for 581 King Street; and
- ~~—~~contribution as a valuable corner element in a richly decorated and significant Victorian-era residential streetscape from Roden to Hawke Streets.

Bricks painted over on the side wall of 581.

How is it significant?

Houston's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Houston's row houses are significant.

- Aesthetically, as one of the relatively small number of architect designs within this common row house form in West Melbourne, the houses are well-preserved, richly ornamented in a competent manner, and are a valuable part of a significant Victorian-era streetscape ([Criterion E](#)); and
- Historically, two of a row of speculative houses, aimed at an aspiring market, and associated with an old West Melbourne resident, Houston, who developed a number of other properties in the area and helped form one of the Colony's first ship building works ([Criterion A](#)).

Bell's house, part row houses, 585-587 King Street

585 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

~~Two row houses built by John Bell in 1883. Builder, John Bell of Drummond Street, Carlton, applied to build these two five-room brick houses in 1883, in the name of his wife (585) and a butcher, James Dewar (587), who was previously of Barwise Street, Hotham. Bell retained 585 King Street to lease out while Dewar and later his widow Eliza continued to own and reside at 587 until Eliza's death in 1919. Bell had sold 585 King Street to William Malchow by 1890.~~

Contributory elements include:

- two storey, parapeted dichrome brick row houses, 587 more ornate and with a wider frontage;
- detailing of segmentally arched cemented raised entablatures flanked by cast iron finials set on incised (585) piers;
- vermiculated blocks on 587;
- cast iron verandahs of two levels, with friezes, brackets and balustrade panels with balusters;
- ornamented brick verandah end walls, with 587 being thicker than 585;
- double-hung sash windows with segmental arches on 585;
- ornate arched entrance with panelled side lights and fanlight at 587 and a more austere flat-arched entrance, toplight
- only, at 585, as indicators of their relative status;
- tiled verandah floor;
- double palisade iron front fences on dressed stone plinths, with ornamented cement piers and scrolled dividing walls,
- plus orbs or finials; and
- contribution as part of a valuable Victorian-era residential streetscape.

Fence and parapet finials and urns are missing, as minor changes to the house exteriors.

How is it significant?

These row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

These row houses are significant.

- Aesthetically, as well-preserved and ornate examples of a common row house type in West Melbourne and contributory
- part of a significant Victorian-era streetscape ([Criterion E](#)); and
- Historically, as custom built row houses they contrast to the more typical speculative dwellings of West Melbourne; and are representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

**Victoria House or Dewar's house, part row houses, 585-587 King Street
587 King Street, WEST MELBOURNE**



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

One of two row houses built by John Bell in 1883, 587 King Street being for~~Builder, John Bell of Drummond Street, Carlton, applied to build these two five-room brick houses in 1883, in the name of his wife (585) and a butcher, James Dewar, (587), who was previously of Barwise Street, Hotham. Bell retained 585 King Street to lease out while Dewar and later his widow Eliza continued to own and reside at 587 until Eliza's death in 1919. Bell had sold 585 King Street to William Malchow by 1890.~~

Contributory elements include:

- two storey, parapeted dichrome brick row houses, 587 more ornate and with a wider frontage;
- detailing of segmentally arched cemented raised entablatures flanked by cast iron finials set on incised (585) piers;
- vermiculated blocks on 587;
- cast iron verandahs of two levels, with friezes, brackets and balustrade panels with balusters;
- ornamented brick verandah end walls, with 587 being thicker than 585;
- double-hung sash windows with segmental arches on 585;
- ~~—~~ ornate arched entrance with panelled side lights and fanlight at 587 and a more austere flat-arched entrance, toplight
- only, at 585, as indicators of their relative status;
- tiled verandah floor;
- double palisade iron front fences on dressed stone plinths, with ornamented cement piers and scrolled dividing walls, plus orbs or finials; and
- contribution as part of a valuable Victorian-era residential streetscape.

Fence and parapet finials and urns are missing, as minor changes to the house exteriors.

How is it significant?

These row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

These row houses are significant.

- ~~—~~ Aesthetically, as well-preserved and ornate examples of a common row house type in West Melbourne and contributory
- part of a significant Victorian-era streetscape (Criterion E); and
- Historically, as custom built row houses they contrast to the more typical speculative dwellings of West Melbourne; and are representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Frederick Stones' row houses, part 589-591 King Street

589 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1882
View of place:	2015

Statement of Significance

What is significant?

[Row houses built by West Melbourne contractor, Frederick Stones in 1882.](#) ~~Frederick Stones who earlier had owned the Three Crowns Hotel in Victoria Street (Refer to 365 Victoria Street) built these houses in 1882, owning them as leased houses for over fifteen years.~~

Contributory elements include:

- two storey, stuccoed brick parapeted row house pair, set close to the street;
- rectangular cemented raised parapet entablature, flanked by orbs and urns at the piers and party walls;
- very ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double-hung sash windows with three lights at ground level;
- entrances with spoked fanlights;
- tiled verandah floor;
- double palisade iron fences; and
- contribution to a valuable Victorian-era residential streetscape.

How is it significant?

Frederick Stones' row houses, 589-591 King Street are significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 589-591 King Street, are significant.

- Aesthetically, as a well-preserved example of a common row house type and part of a significant Victorian-era Streetscape ([Criterion E](#)); and
- Historically, a good example of the many Stones developments in the West Melbourne area and another example of speculative row house development; also representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Frederick Stones' row houses, part 589-591 King Street

591 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1882
View of place:	2015

Statement of Significance

What is significant?

[Row houses built by West Melbourne contractor, Frederick Stones in 1882.](#) ~~Frederick Stones who earlier had owned the Three Crowns Hotel in Victoria Street (Refer to 365 Victorian Street) built these houses in 1882, owning them as leased houses for over fifteen years.~~

Contributory elements include:

- two storey, stuccoed brick parapeted row house pair, set close to the street;
- rectangular cemented raised parapet entablature, flanked by orbs and urns at the piers and party walls;
- very ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double-hung sash windows with three lights at ground level;
- entrances with spoked fanlights;
- tiled verandah floor;
- double palisade iron fences; and
- contribution to a valuable Victorian-era residential streetscape.

How is it significant?

Frederick Stones' row houses, 589-591 King Street are significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 589-591 King Street, are significant.

- Aesthetically, as a well-preserved example of a common row house type and part of a significant Victorian-era Streetscape ([Criterion E](#)); and
- Historically, a good example of the many Stones developments in the West Melbourne area and another example of speculative row house development; also representative of a major growth period (Victorian-era) in West Melbourne ([Criterion A](#)).

Frederick Stones' row houses, part 595-597 King Street

595 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1903
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by Frederick Stones junior between 1894 (597) and 1903 (595). Contractor Frederick Stones junior built these two houses between 1894 (597) and 1903 (595) on a site occupied since 1865 by Frederick Stones senior in a wooden house with a workshop. Frederick Stones senior died there in 1894. Frederick junior's wife, Edith Stones, lived at 595 King Street for a brief time after Frederick junior's premature death in 1903 aged 34. She leased out the other house. Teachers such as Miss Amy R. Williams and Miss M. A. Du From occupied 595 King Street in the 20th century, the house being close to the West Melbourne State School among others. The Stones family developed many properties in this area (Refer 589-91 King Street).~~

Contributory elements include:

- a two storey, parapeted row house pair derived from the Italian Renaissance Revival style;
- cemented rectangular raised entablatures, flanked by scrolls;
- bracketed corbel which terminates the verandah side wall
- ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- unusual stuccoed porch which links the verandah with the boundary;
- cemented and corniced chimneys;
- cemented architraves to openings;
- entrances with spoked fanlights;
- double-hung sash windows with three lights at ground level;
- tiled verandah;
- double palisade iron fences;
- outbuildings, brick walling at rear of 597; and
- contribution to a valuable Victorian-era residential streetscape.

Some parapet urns/orbs missing.

How is it significant?

Frederick Stones' row houses, 595-597 King Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 595-597 King Street, are significant.

- Aesthetically, an unusual late and near original, 20th Century variation on a common row house type in West Melbourne, built with the 19th century Italian Renaissance vocabulary in a period when English Medieval revival stylism had been active for over a decade; also for the contribution to a significant Victorian-era streetscape which epitomises the period ([Criterion E](#)); and
- Historically, good examples of the later Stones family developments and one of many in that street and the area;

| representative of a major growth period (Victorian-era) in West Melbourne [\(Criterion A\)](#).

Frederick Stones' row houses, part 595-597 King Street

597 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1894
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by Frederick Stones junior between 1894 (597) and 1903 (595). Contractor Frederick Stones junior built these two houses between 1894 (597) and 1903 (595) on a site occupied since 1865 by Frederick Stones senior in a wooden house with a workshop. Frederick Stones senior died there in 1894. Frederick junior's wife, Edith Stones, lived at 595 King Street for a brief time after Frederick junior's premature death in 1903 aged 34. She leased out the other house. Teachers such as Miss Amy R. Williams and Miss M. A. Du From occupied 595 King Street in the 20th century, the house being close to the West Melbourne State School among others. The Stones family developed many properties in this area (Refer 589-91 King Street).~~

Contributory elements include:

- a two storey, parapeted row house pair derived from the Italian Renaissance Revival style;
- cemented rectangular raised entablatures, flanked by scrolls;
- bracketed corbel which terminates the verandah side wall
- ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- unusual stuccoed porch which links the verandah with the boundary;
- cemented and corniced chimneys;
- cemented architraves to openings;
- entrances with spoked fanlights;
- double-hung sash windows with three lights at ground level;
- tiled verandah;
- double palisade iron fences;
- outbuildings, brick walling at rear of 597; and
- contribution to a valuable Victorian-era residential streetscape.

Some parapet urns/orbs missing.

How is it significant?

Frederick Stones' row houses, 595-597 King Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 595-597 King Street, are significant.

- Aesthetically, an unusual late and near original, 20th Century variation on a common row house type in West Melbourne, built with the 19th century Italian Renaissance vocabulary in a period when English Medieval revival stylism had been active for over a decade; also for the contribution to a significant Victorian-era streetscape which epitomises the period ([Criterion E](#)); and
- Historically, good examples of the later Stones family developments and one of many in that street and the area;

| representative of a major growth period (Victorian-era) in West Melbourne [\(Criterion A\)](#).

James Oliver's row houses, part 599-601 King Street

599 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1874-5
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by James Oliver that included 599 King Street (built in 1874-75) and 601 King Street (built by 1879). James Oliver was the builder of this ten-room row house pair that included 599 King Street (built in 1874-75) and 601 King Street (built by 1879). He continued to own them for over twenty years, residing in 599 until it was occupied by his son Thomas Oliver in c1884. Tenants in 601 King Street included George Stooke, the butcher, James Deas and medical man, Andrew Shiels. James and Alex Oliver were listed as builders of a number of West Melbourne projects in the Victorian era.~~

~~James Oliver died a wealthy man but his will was contested by members of the family. The case was widely publicised across Australia and conducted over many days. The tenant at 601 King Street, Shiels, gave evidence that he had known James Oliver for years and 'looked upon him as a shrewd and thrifty man'. Son and sole benefactor, Thomas Oliver, who had applied for the granting of probate and lived at 599 King Street, was implicated as being an alcoholic during the trial. Thomas had worked with the Union Steamship Company until 1888, and the firm of Dean, Clark and Company until 1895. These firms were particularly relevant to West Melbourne with the shipping terminals nearby.~~

Contributory elements include:

- two storey, stuccoed brick and parapeted row house pair, each with a wide frontage;
- face brick side wall to lane for 601 with scalloped parapet profile;
- arched parapet entablatures with flanking scrolls and associated urns or orbs;
- two level cast iron verandahs, with panelled friezes, brackets, dentilated eaves, and balustrade panels of an unusual pattern (possibly imported);
- tiled pathways and verandahs;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double palisade iron fences on dressed stone plinths, with cemented piers;
- large top and side lit entrance doorways that are unusual for the early construction date; and
- contribution part of a valuable residential streetscape.

How is it significant?

James Oliver's row houses, 599-601 King Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

James Oliver's row houses, 599-601 King Street, are significant.

- Aesthetically, as an early, generally original example of a common row house form with interesting iron details also a contributory part of a significant Victorian-era streetscape ([Criteria Criterion E](#)); and
- Historically, a well-preserved example of a builder-owner developer who chose to live in his product and thus built a relatively well-appointed pair of houses; also closely associated with James Oliver and his family who were well publicised

nationally after his death; and representative of a major growth period (Victorian-era) in West Melbourne.
(Criteria Criterion A).

James Oliver's row houses, part 599-601 King Street

601 King Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by James Oliver that included 599 King Street (built in 1874-75) and 601 King Street (built by 1879). James Oliver was the builder of this ten-room row house pair that included 599 King Street (built in 1874-75) and 601 King Street (built by 1879). He continued to own them for over twenty years, residing in 599 until it was occupied by his son Thomas Oliver in c1884. Tenants in 601 King Street included George Stooke, the butcher, James Deas and medical man, Andrew Shiels. James and Alex Oliver were listed as builders of a number of West Melbourne projects in the Victorian era.~~

~~James Oliver died a wealthy man but his will was contested by members of the family. The case was widely publicised across Australia and conducted over many days. The tenant at 601 King Street, Shiels, gave evidence that he had known James Oliver for years and 'looked upon him as a shrewd and thrifty man'. Son and sole benefactor, Thomas Oliver, who had applied for the granting of probate and lived at 599 King Street, was implicated as being an alcoholic during the trial. Thomas had worked with the Union Steamship Company until 1888, and the firm of Dean, Clark and Company until 1895. These firms were particularly relevant to West Melbourne with the shipping terminals nearby.~~

Contributory elements include:

- two storey, stuccoed brick and parapeted row house pair, each with a wide frontage;
- face brick side wall to lane for 601 with scalloped parapet profile;
- arched parapet entablatures with flanking scrolls and associated urns or orbs;
- two level cast iron verandahs, with panelled friezes, brackets, dentilated eaves, and balustrade panels of an unusual pattern (possibly imported);
- tiled pathways and verandahs;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double palisade iron fences on dressed stone plinths, with cemented piers;
- large top and side lit entrance doorways that are unusual for the early construction date; and
- contribution part of a valuable residential streetscape.

How is it significant?

James Oliver's row houses, 599-601 King Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

James Oliver's row houses, 599-601 King Street, are significant.

- Aesthetically, as an early, generally original example of a common row house form with interesting iron details also a contributory part of a significant Victorian-era streetscape ([Criteria E](#)); and
- Historically, a well-preserved example of a builder-owner developer who chose to live in his product and thus built a relatively well-appointed pair of houses; also closely associated with James Oliver and his family who were well publicised nationally after his death; and representative of a major growth period (Victorian-era) in West Melbourne ([Criteria A](#)).

Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants

488-494 La Trobe Street, WEST MELBOURNE



[Demolished](#)

~~New grading system: Significant~~
~~Place type: Factory, store~~
~~Date(s): 1882~~
~~View of place: 2015~~

Statement of Significance

What is significant?

~~Builder Kay Noble of Erin Street Richmond erected this factory-workshop in 1882 for the Spink Brothers, wholesale and retail tinsmiths, jam and fruit preservers of Melbourne. Noted architect, Thomas Watts, was the designer.~~

~~The Spink Brothers' tin works was at this address and their preserving works at La Trobe Street East. By 1890, Edward John Spink and Samuel Spink were declared insolvent due to insufficient capital, arising from having sold goods too cheaply to compete; Samuel was dead by 1897. The JB Watson Trust and later Joseph W Ellis were the next major owners, leasing the building to firms such as Sass and Cockram.~~

~~The complex has developed over time with the 1895 plan showing the probable 1880s extent. Now the building extends further into the block with new fibre cement sheet clad sawtooth roofing abutting and replacing the original roofline, possibly for use by Molloy and Co, hide and skin merchants or C. N. Meyers, paper merchants.~~

~~The architect Thomas Watts was responsible for a number of large Victorian-era commercial projects including part of Felton Grimwade and Company's early chemical works, West Melbourne, and the now demolished Robb's Building (similar elevation to this building). The firm has a number of places listed on the Victorian Heritage Register and some 269 entries in the Australian Architecture Index.~~

Victorian Heritage Register examples associated with Watts include:

- ~~• Dalmeny House etc 21, 23 Queensberry Street, Carlton, erected in 1888 by the Paterson family;~~
- ~~• Malvern House Willoby Avenue, Glen Iris built in 1891-2;~~
- ~~• Bontharambo Homestead Boorhaman Road, Wangaratta;~~
- ~~• Prince's Park Grandstand Park Street, Maryborough;~~
- ~~• CSR Complex Whitehall Street, Yarraville, 1870s wing; and~~
- ~~• Bank Of Victoria Camp Street, Beechworth.~~

~~This building was identified in the Central Activities District (CAD) Conservation Study of 1985, with the note that it possessed 'high integrity for type and scale in the CAD'. This integrity has been reduced since.~~

Contributory elements include:

- ~~• 2 storey cemented parapeted Italian Renaissance Revival style façade;~~
- ~~• simple cornice and entablature;~~

- ~~double-hung sash windows to upper level with cemented architraves;~~
- ~~double-hung sash windows to east side wall;~~
- ~~red brick saw-tooth rear wings potential early 20th century visible on west;~~
- ~~original side wall, fenestration and roofline on east side (loading doors changed); and~~
- ~~ground level segmentally arched openings, with identified significant window joinery and openings extended to near ground level since 1985.~~

~~Changes to ground level as above, former lobby door entry changed since 1985; bricks painted over east side wall, openings and loading doors changed. Sawtooth wall and roofing added.~~

~~How is it significant?~~

~~Edward J and Samuel Spink's tinsmith workshop is significant historically and aesthetically to West Melbourne.~~

~~Why is it significant?~~

~~Edward J. and Samuel Spink's tinsmith workshop is significant.~~

- ~~Historically, as an early and relatively well-preserved industrial building in the Melbourne Central Activities District, linked with jam making, fruit preserving and the Spink brothers; and~~
- ~~Aesthetically, as a custom workshop design by renowned architect, Thomas Watts in the prevailing commercial style.~~

Sturgess row houses, part 1-9 Miller Street

1 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after. ~~Builder, William Sturgess, then of 20 Milton Street, West Melbourne, applied to erect the first stage of this development in late 1873. This included four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street). The additional second levels to 3-9 Miller Street followed soon after, with the Sturgess family residing at 1 Miller Street. Sturgess died unexpectedly at Moonee Ponds, aged 62 years in 1891. He was wealthy, with an estate worth over \$1.6 million including many rental properties in North and West Melbourne, including one in Milton Street.~~

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- ~~two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also quarry~~
- tiled floors;
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- ~~Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory to a~~

- _significant Victorian-era streetscape [\(Criterion E\)](#).

Sturgess row house, part 1-9 Miller Street

3 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after. Builder, William Sturgess, then of 20 Milton Street, West Melbourne, applied to erect the first stage of this development in late 1873. This included four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street). The additional second levels to 3-9 Miller Street followed soon after, with the Sturgess family residing at 1 Miller Street. Sturgess died unexpectedly at Moonee Ponds, aged 62 years in 1891. He was wealthy, with an estate worth over \$1.6 million including many rental properties in North and West Melbourne, including one in Milton Street.~~

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- ~~two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also~~
- quarry tiled floors;
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne [\(Criterion A\)](#); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory
- to a significant Victorian-era streetscape [\(Criterion E\)](#).

Sturgess row house, part 1-9 Miller Street

5 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after. Builder, William Sturgess, then of 20 Milton Street, West Melbourne, applied to erect the first stage of this development in late 1873. This included four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street). The additional second levels to 3-9 Miller Street followed soon after, with the Sturgess family residing at 1 Miller Street. Sturgess died unexpectedly at Moonee Ponds, aged 62 years in 1891. He was wealthy, with an estate worth over \$1.6 million including many rental properties in North and West Melbourne, including one in Milton Street.~~

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- ~~two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also~~
- ~~quarry tiled floors;~~
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne ~~(Criteria~~[Criterion A](#)); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory
- to a significant Victorian-era streetscape ~~(Criteria~~[Criterion E](#)).

Sturgess row house, part 1-9 Miller Street

7 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after. Builder, William Sturgess, then of 20 Milton Street, West Melbourne, applied to erect the first stage of this development in late 1873. This included four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street). The additional second levels to 3-9 Miller Street followed soon after, with the Sturgess family residing at 1 Miller Street. Sturgess died unexpectedly at Moonee Ponds, aged 62 years in 1891. He was wealthy, with an estate worth over \$1.6 million including many rental properties in North and West Melbourne, including one in Milton Street.~~

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- ~~two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also~~
- ~~quarry tiled floors;~~
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne [\(Criteria Criterion A\)](#); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory to a significant Victorian-era streetscape [\(Criteria Criterion E\)](#).

Sturgess row house, part 1-9 Miller Street

9 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after. Builder, William Sturgess, then of 20 Milton Street, West Melbourne, applied to erect the first stage of this development in late 1873. This included four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street). The additional second levels to 3-9 Miller Street followed soon after, with the Sturgess family residing at 1 Miller Street. Sturgess died unexpectedly at Moonee Ponds, aged 62 years in 1891. He was wealthy, with an estate worth over \$1.6 million including many rental properties in North and West Melbourne, including one in Milton Street.~~

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- ~~two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also~~
- ~~quarry tiled floors;~~
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne ~~(Criteria~~[Criterion A](#)); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory
- to a significant Victorian-era streetscape ~~(Criteria~~[Criterion E](#)).

Relwof or Fowler house, and palm

26 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	House
Date(s):	1913
View of place:	2015

Statement of Significance

What is significant?

~~House built by Charles H. Little for Angelina and her husband, Henry Fowler, a fitter, in 1913, on the site of the Melbourne Benevolent Asylum of 1851. The Melbourne Benevolent Asylum was opened near here on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations'. Built for the Victoria Benevolent Society, a group of philanthropic Melbourne citizens, the asylum aimed to house the Colony's 'deserving poor' in a more dignified fashion than the work houses of the new English Poor Law. After the increased demands put upon the Benevolent Asylum during the Great Depression of the 1890s, the asylum was relocated to a larger 60 ha site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were eventually demolished. Based on a government subdivision, the house lot area sold from the grounds was over eight acres, comprising 53 allotments. Eight of these were quarter-acre blocks, and the remainder measured 40 feet by 120 feet. This house was built on one of those lots.~~

~~Builder, Charles H. Little of 121 Burwood Rd Hawthorn applied to erect this brick house for Angelina Fowler in 1913. Angelina and her husband, Henry Fowler a fitter, lived there well into the 20th Century. The house name 'Relwof' is Fowler reversed.~~

Contributory elements include:

- single storey red brick Federation Bungalow style house;
- cream brick trimming at openings;
- asymmetrical floor plan;
- hipped main roof and gabled bay roof, with textured stucco and trussing in the gable end;
- gabled dormer window;
- unglazed terra-cotta Marseilles pattern roof tiles to main and window hood roofs, with terra-cotta finials and cappings;
- red brick chimneys with corbelled and cemented tops;
- timber framed bayed verandah with fretted and slatted friezes and balustrading;
- casement lead-light window groups, with top lights;
- door with top and side lights;
- mature palm in front garden; and
- contribution as a key element in an important, largely Edwardian-era streetscape that symbolises the former Benevolent Asylum site.

The front fence appears to from the Interwar period and is well-preserved.

How is it significant?

Relwof or Fowler house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Relwof or Fowler house is significant.

- Historically, as symbolic, with nearby houses also built at this time, of the historically significant former Melbourne Benevolent Asylum ([Criterion A](#)); and
- Aesthetically, as a well-preserved and highly articulated Federation Bungalow set on a confined but elevated site and
- as a key element in an important, largely Edwardian-era streetscape ([Criterion E](#)).

Allandale or Allen's houses, part 37-39 Miller Street

37 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Row houses built for manager of the local auctioneering business of Messrs G. D. Langridge and Sons, James R. Allen, in 1887. ~~The local manager of the major auctioneering business of Messrs G. D. Langridge and Sons, James R. Allen, had these houses built as an investment in 1887. Allen was active in the local community in the Advance Flemington and Kensington Association and the Union Church.~~

Contributory elements include:

- a two-storey stuccoed brick row house pair;
- scrolled, arched-shape parapet cemented entablatures with swags and the house names thereon;
- simple ornament for the late construction date;
- cast-iron verandahs of two levels, with concave corrugated iron clad roof, panelled friezes, and brackets;
- double-hung sash windows with 3 light windows at ground level;
- iron fences and gates on stone plinths, and scrolled profile garden walls with cemented capped piers; and
- contribution as a major part of a 19th century residential streetscape consisting of stuccoed row houses of a similar form, but varying in scale.

The parapet urns or orbs are gone, and the side wall bricks painted over as minor changes to these houses.

How is it significant?

Allen's houses, 37-39 Miller Street ~~is~~ are significant historically and aesthetically to West Melbourne.

Why is it significant?

Allen's houses, 37-39 Miller Street are significant.

- ~~—~~ Aesthetically, as a relatively late but near original example of a common type which contributes to a significant residential streetscape (Criterion E);
- Historically, representative of a major growth period (Victorian-era) in West Melbourne and for the link with J R Allen, a prominent local community member in the late Victorian-era (Criterion A).

Fortune or Allan's houses, part 37-39 Miller Street

39 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Row houses built for manager of the local auctioneering business of Messrs G. D. Langridge and Sons, James R. Allen, in 1887. James Allen of Spencer Street, West Melbourne, had these houses built as an investment in 1887. Before 1897 his tenants included Arthur Glassbow, Mrs. Sharp and Henry Oakey.

Contributory elements include:

- a two-storey stuccoed brick row house pair;
- scrolled, arched-shape parapet cemented entablatures with swags and the house names thereon;
- simple ornament for the late construction date;
- cast-iron verandahs of two levels, with concave corrugated iron clad roof, panelled friezes, and brackets;
- double-hung sash windows with 3 light windows at ground level;
- iron fences and gates on stone plinths, and scrolled profile garden walls with cemented capped piers; and
- contribution as a major part of a 19th century residential streetscape consisting of stuccoed row houses of similar form, but varying in scale.

The parapet urns/orbs are gone, side wall bricks painted over.

How is it significant?

Allen's houses, 37-39 Miller Street ~~is~~ are significant historically and aesthetically to West Melbourne.

Why is it significant?

Allen's houses, 37-39 Miller Street are significant

- ~~—~~ Aesthetically, as a relatively late but near original example of a common type which contributes to a significant residential streetscape (Criterion E); and
- Historically, representative of a major growth period in West Melbourne (Criterion A).

Valkyrie or Bjornsen's house

44 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	House
Date(s):	1914
View of place:	2015

Statement of Significance

What is significant?

~~House built by Robert Thackwray for mariner Bjorn Robert Bjornsen in 1914 on the site of the Melbourne Benevolent Asylum. The Melbourne Benevolent Asylum was opened near here on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations'. Built for the Victoria Benevolent Society, a group of philanthropic Melbourne citizens, the asylum aimed to house the Colony's 'deserving poor' in a more dignified fashion than the work houses of the new English Poor Law. After the increased demands put upon the Benevolent Asylum during the Great Depression of the 1890s, the asylum was relocated to a larger 60 ha site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were eventually demolished. Based on a government subdivision, the house lot area sold from the grounds was over eight acres, comprising 53 allotments. Eight of these were quarter-acre blocks, and the remainder measured 40 feet by 120 feet. This house was built on one of those lots.~~

~~Builder, Robert Thackwray of 244 Bank Street, South Melbourne, erected this house for mariner Bjorn Robert Bjornsen (a Danish or Norwegian name) in 1914. The house name, Valkyrie (Norse mythology - the god, Odin's twelve handmaids who conducted the slain warriors of their choice from the battlefield to Valhalla), is appropriate and the location ideal for a mariner, given its views to the Victoria Docks. Robert died here in 1922, leaving the house to his widow Henrietta Bjornsen.~~

Contributory elements include:

- single storey elevated red brick transitional Federation Bungalow style house;
- asymmetrical floor plan;
- slate clad, hipped main roof and gabled bay roof, with textured stucco and half-timbering in the gable end;
- red brick chimneys with corbelled cemented tops;
- timber framed front verandah with slatted friezes, brackets and balustrading;
- casement lead-light (part) window groups, with top lights;
- bowed window bay with pressed metal spandrel;
- door with top and panelled side lights;
- steps and cemented stair walls in front garden;
- rare brick and wire front fence with cushion caps to piers and fine scrolling on the wirework; and
- contribution as a key element in an important, largely Edwardian-era streetscape that symbolises the former Benevolent Asylum site.

Part of the brickwork is painted over.

How is it significant?

Valkyrie or Bjornsen's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Valkyrie or Bjornsen's house is significant.

- Historically, as symbolic, with nearby houses also built at this time, of the historically significant former Melbourne Benevolent Asylum ([Criterion A](#)), and
- Aesthetically, a well-preserved and transitional Federation Bungalow with elements from the Victorian-era styles still visible, set on a confined but elevated site as a key element in an important, largely Edwardian-era streetscape ([Criterion E](#)).

Britannia Tie Company Pty. Ltd. factory

60-80 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory
Date(s):	1922
View of place:	2015

Statement of Significance

What is significant?

~~Former tie factory designed by well-regarded architects, Ballantyne and Hare (Architects and Engineers) of Melbourne and Sydney, acting for the Britannia Tie Company Pty. Ltd., and built on the site of the Melbourne Benevolent Asylum of 1851. The Melbourne Benevolent Asylum was opened near here on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations'. Built for the Victoria Benevolent Society, a group of philanthropic Melbourne citizens, the asylum aimed to house the Colony's 'deserving poor' in a more dignified fashion than the work houses of the new English Poor Law. After the increased demands put upon the Benevolent Asylum during the Great Depression of the 1890s, the asylum was relocated to a larger 60 ha site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were eventually demolished. Based on a government subdivision, the house lot area sold from the grounds was over eight acres, comprising 53 allotments. Eight of these were quarter-acre blocks, and the remainder measured 40 feet by 120 feet. This house was built on one of those lots.~~

~~This former tie factory was designed by well-regarded architects, Ballantyne and Hare (Architects and Engineers) of Melbourne and Sydney, acting for the Britannia Tie Company Pty. Ltd. The building permit application was made in June 1922 for works to the value of £8000. Drawings show both a concrete floor and roof slab with integral beams, an open-plan factory floor, women's and men's toilet blocks, luncheon room, and a rest room. The company remained there into the 1930s. This is a good example of one of the Interwar factories that arose in West Melbourne, expanding from the City's traditional industrial zones.~~

~~Ballantyne and Hare~~

~~The partnership of Cedric Ballantyne and Henry Hare followed that of Oakden Ballantyne and Hare in 1921 and ended in 1926 when Ballantyne practised alone and then practised as an engineer. The partnership yielded a number of well-publicised house and apartment designs. Hare joined Alder Peck and Lacy for the noted Evans House design, Bourke Street, but their best work was perhaps the and E.S. and A. Bank, Swanston Street 1928 (Victorian Heritage Register) as Hare and Hare. Cedric Ballantyne was well known for his theatre designs, including the Melbourne Regent Theatre.~~

Contributory elements include:

- red brick parapeted Interwar Arts and Crafts style factory building on one level, with a concrete slab trafficable roof;
- corner siting on a hillside;
- five-bay main elevation to Miller Street focussed on a distinctive Romanesque-like central brick archway with lunette,
- stepped parapet and large keystone;
- similar seven bay side elevations, plain at rear;

- strongly expressed piers delineate each bay with terra-cotta cappings and soldier coursing atop each;
- terracotta string moulds and soldier coursing over openings, with wrought iron balustrading using a saltire cross motif
-

- for the roof;
- multi-pane glazing in steel frames to the main windows with an unusual roundel centred on each opening and bullnose sills;
- suspended flat roof canopy over the entry; and
- contribution as part of the Edwardian-era and Interwar redevelopment of the Melbourne Benevolent Asylum site.

In 1990-1992 redevelopment of the site as residences meant a new fence added in place of a timber framed wire fence and an added visually related Post-Modern style upper level in response to prevailing heritage issues while keeping the original building as relatively well-preserved.

How is it significant?

Britannia Tie Company Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Britannia Tie Company Pty. Ltd. factory is significant.

- Historically, as symbolic, with nearby houses also built around this time, of the historically significant former Melbourne Benevolent Asylum site also part of the Interwar surge of industrial development that has left its mark in West Melbourne and, by the nature of the 1990s addition, an indication of heritage policies of the time ([Criterion A](#)); and
- Aesthetically, uncommon as an essentially well-preserved Arts and Crafts style factory with fine and distinctive detailing ([Criterion E](#)).

Stormont Terrace or Ramage's row houses, part 90-92 Miller Street

90 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by Ascot Vale builder, James Thurgood for the messenger and investor, John Ramage, to the design of the noted architect, Evander Mclver. James Thurgood, of The Parade in Ascot Vale, erected this two-storey house pair for the messenger, John Ramage, and made additions to an adjoining house in 1885 (88 Miller Street), all to the design of the architect, Evander Mclver. Ramage died at his home (the adjoining 88 Miller Street) in 1907 with an estate value equivalent to around \$446250. His widow Mary died within two years. Ramage had a number of property investments in inner-Melbourne.~~

~~Evander Mclver carried out many significant works in Victoria, including the North Melbourne Presbyterian Union Memorial Church Complex.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, parapet balustrading, and brackets with a raised shared arched entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order, cast-iron frieze and integral brackets also an uncommon balustrade pattern;
- double-hung sash windows, with French doors on upper level of 92;
- segmentally arched openings;
- four-panel entry doors, side and top lights; and
- cast-iron double palisade front fence and gates on high, dressed stone footings, with cemented piers and scrolled garden walls.

Integrity is good despite some cemented detailing missing, stone painted over.

How is it significant?

Stormont Terrace or Ramage's row house pair is significant historically and aesthetically to West Melbourne and aesthetically to the City of Melbourne.

Why is it significant?

Stormont Terrace or Ramage's row house pair is significant.

- Historically, as representative of a major growth period in West Melbourne and closely linked with the Ramage family who were active locally (Criteria on A); and
- Aesthetically, a well-preserved custom house design by well known architect, Evander Mclver, with distinctive detailing
- and finish (Criteria on E).

Stormont Terrace or Ramage's row houses, part 90-92 Miller Street

92 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by Ascot Vale builder, James Thurgood for the messenger and investor, John Ramage, to the design of the noted architect, Evander McIver. James Thurgood, of The Parade in Ascot Vale, erected this two-storey house pair for the messenger, John Ramage, and made additions to an adjoining house in 1885 (88 Miller Street), all to the design of the architect, Evander McIver. Ramage died at his home (the adjoining 88 Miller Street) in 1907 with an estate value equivalent to around \$446250. His widow Mary died within two years. Ramage had a number of property investments in inner-Melbourne and was one of the well-known early West Melbourne families recalled by a correspondent to 'The Age' in 1934.~~

~~Evander McIver carried out many significant works in Victoria, including the North Melbourne Presbyterian Union Memorial Church Complex.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, parapet balustrading, and brackets with a raised shared arched entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order, cast-iron frieze and integral brackets also an uncommon balustrade pattern;
- double-hung sash windows, with French doors on upper level of 92;
- segmentally arched openings;
- four-panel entry doors, side and top lights; and
- cast-iron double palisade front fence and gates on high, dressed stone footings, with cemented piers and scrolled garden walls.

Integrity is good despite some cemented detailing missing, stone painted over.

How is it significant?

Stormont Terrace or Ramage's row house pair is significant historically and aesthetically to West Melbourne and aesthetically to the City of Melbourne.

Why is it significant?

Stormont Terrace or Ramage's row house pair is significant.

- Historically, as representative of a major growth period in West Melbourne and closely linked with the Ramage family who were locally prominent (Criterion A); and
- Aesthetically, a well-preserved custom house design by well known architect, Evander McIver, with distinctive detailing

| and finish [\(Criteria on E-\)](#).

Robert Finlay's house

106 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	House
Date(s):	1861
View of place:	2015

Statement of Significance

What is significant?

~~Stone house built for banker, Robert Finlay by William Little in 1861. Robert Finlay commissioned builder, William Little of Barkly Street to erect a 'cottage' at 106 Miller Street in 1861. Finlay moved into what was then valued as a stone house with four rooms on land 30 x 100 feet. The property description and occupancy varied little in the next forty years.~~

~~At his death in 1907 Finlay was linked with the Melbourne branch of the Colonial Bank of Australasia and a James Finlay was one of the directors of this bank in the Colony during the 1860s. In Edwardian-era electoral rolls, Finlay is described as a 'gentleman' or of 'independent means'. He lived there with Elspeth (his wife) and Bessie (his daughter) who was a seamstress.~~

~~Ann C. O'Brien (a Mrs Anne O'Brien lived off 40 Lt. Lonsdale Street in c1900) owned the house from the early 1900s, until the Victorian Iron Rolling Co. Pty.'s tenure of the early 1920s. By then the house was five rooms and the land 33 x 171 feet. By c1940, it was six rooms and the land was described as 33 x 111 feet. Later owner-occupiers were Herbert James and Edward Allan Ng Tye Din, fruiterers.~~

Contributory elements include:

- simply elevated, bluestone house in the Colonial Georgian style
- parapeted, symmetrical facade;
- faced with basalt masonry with dressed cornice, quoins plinth and sills.
- side-walls are coursed rubble;
- twin hipped main roof;
- red brick chimneys, with corbelled tops;
- double-hung sash windows; and
- contribution as a prominently sited house on an elevated corner, once overlooking the bay and railway yards, but in a mixed streetscape of industrial and residential uses.

Integrity is good despite the fence (presumed timber picket) and the door having been replaced; a rear brick addition (bricks painted over); part of the side wall painted over; new tiles added to sill; new concrete paving at front; and new fibre cement sheet roofing. Other sundry services and out buildings have also been added.

How is it significant?

Robert Finlay's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Robert Finlay's house is significant.

- Aesthetically, a simply detailed stone house which is both early for its locality and representative of a part of the locality's early history (stone quarrying along the Moonee Ponds Creek and Maribyrnong River); one of a small group of bluestone parapeted detached houses built during the post Gold era in Melbourne and Victoria, the parapeted form being more demanding to construct and more common in commercial stone buildings ([Criterion E](#)); and
- Historically, representative of the first major growth period (early Victorian-era) in West Melbourne and associated with the Finlay family who were linked with the early history of the Colonial Bank of Australasia in the Colony ([Criterion A](#)).

O'Brien's grocer's shop and residence

112 Miller Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1889
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence built by W. H. Bullows in 1889 for grocers, Patrick and Bridget O'Brien. W. H. Bullows, applied to build a shop and six room dwelling in Miller Street near the corner of Lothian Street in 1889. Mrs Bridget O'Brien was the rated owner-occupier of this and stabling (entered from Silk Lane?) plus a brick house of four rooms off Miller Street. She lived and worked here with her husband Patrick until her death in 1905. Patrick died here seven years later.~~

Contributory elements include:

- two storey Victorian-era stuccoed shop and residence in the Italian Renaissance Revival style;
- face brick to part side and rear walls, with string moulds;
- balustraded main parapet, with piers, rosettes and panels, scrolling down at Lothian Street elevation termination;
- main upper level fenestration in the serlian pattern, with moulded cement architraves, panelled and bracketed sills, and keystones also ornamental wall vents;
- Corinthian order pilasters with reeded shafts on the upper level, Doric on the lower;
- cemented cornice and string moulds, with dentilation;
- double-hung sash windows;
- part shopfront (form only) with relatively high first level; and
- corner sting typical of building use.

Integrity is good despite the shopfront joinery being new.

How is it significant?

O'Brien's grocer's shop and residence is significant historically and aesthetically to West Melbourne.

Why is it significant?

O'Brien's grocer's shop and residence is significant

- Historically, representative of a major growth period in West Melbourne, as a corner shop over a long period serving this part of West Melbourne where the O'Briens were well known (Criteriaon A); and
- Aesthetically, a well-preserved Italian Renaissance Revival shop and residence with uncommon detailing, suggesting an architect design (Criteriaon E).

Peacock's row houses, part 30-32 Milton Street

30 Milton Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by John Peacock in 1886. Contractor, John Peacock, then of Fulton Street, East St. Kilda, lodged a building permit application in 1886 for two, two-storey six-room brick houses in Milton Street. Peacock also lived nearby in William Street, West Melbourne.~~

~~Peacock was active in the West Melbourne Presbyterian Church building committee of the 1860s when West Melbourne was a major and influential residential community.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- panelled cast-iron serpentine frieze;
- double-hung sash windows;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Peacock's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Peacock's row houses are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and, associated with local contractor, John Peacock, who is typical of Victorian-era West Melbourne developers as well as being active in the West Melbourne community ([Criterion A](#)); and
- Aesthetically, indicative of the conservative builder-owner design using an early row house form in the late Victorian-era and contributory to valuable Victorian-era streetscape ([Criterion E](#)).

Peacock's row house, part 30-32 Milton Street

32 Milton Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by John Peacock in 1886. Contractor, John Peacock, then of Fulton Street, East St. Kilda, lodged a building permit application in 1886 for two, two-storey six-room brick houses in Milton Street. Peacock also lived nearby in William Street, West Melbourne.~~

~~Peacock was active in the West Melbourne Presbyterian Church building committee of the 1860s when West Melbourne was a major and influential residential community.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- panelled cast-iron serpentine frieze;
- double-hung sash windows;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Peacock's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Peacock's row houses are significant

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and, associated with local contractor, John Peacock, who is typical of Victorian-era West Melbourne developers as well as being active in the West Melbourne community ([Criterion A](#)); and
- Aesthetically, indicative of the conservative builder-owner design using an early row house form in the late Victorian-era and contributory to valuable Victorian-era streetscape ([Criterion E](#)).

Sparey's row houses, part 36-38 Milton Street

36 Milton Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

[Row houses built by William Martin for ironworker and Crown Grantee for the allotment, Mathew Sparey, in 1869.](#) ~~Builder, William Martin, of 93 Rosslyn Street West Melbourne, applied to erect two cottages here for ironworker and Crown Grantee for the allotment, Mathew Sparey, in 1869.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple Italian Renaissance Revival styling;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- gabled roof behind the parapet, with gabled side parapets, and tall cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- double-hung sash windows with cemented architraves and bracketed sills;
- four-panel entry door and toplights;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite the assumed removal of verandah detail.

How is it significant?

Sparey's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Sparey's row houses are significant.

- Historically, representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, Matthew Sparey ([Criterion A](#)); and
- Aesthetically, well-preserved simple Italian Renaissance Revival that expresses its age with its gabled form and detailing also contributory to a valuable Victorian-era streetscape ([Criterion E](#)).

Sparey's row houses, part 36-38 Milton Street

38 Milton Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Martin for ironworker and Crown Grantee for the allotment, Mathew Sparey, in 1869. ~~Builder, William Martin, of 93 Rosslyn Street West Melbourne, applied to erect two cottages here for ironworker and Crown Grantee for the allotment, Mathew Sparey, in 1869.~~

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple Italian Renaissance Revival styling;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- gabled roof behind the parapet, with gabled side parapets, and tall cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- double-hung sash windows with cemented architraves and bracketed sills;
- four-panel entry door and toplights;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite the assumed removal of verandah detail.

How is it significant?

Sparey's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Sparey's row houses are significant.

- Historically, representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, Matthew Sparey (Criteria Criterion A); and
- Aesthetically, well-preserved simple Italian Renaissance Revival that expresses its age with its gabled form and detailing also contributory to a valuable Victorian-era streetscape (Criteria Criterion E).

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace

57-59 Peel Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1866-1871
View of place:	2015

Statement of Significance

What is significant?

Row houses (later shops and residences), 'Peel Terrace, A D 1868', were built by 1866 and further improved by 1871, probably by contractors Pearson and Chadwick. ~~These former row houses (later shops and residences), 57-59, 61-63 Peel Street ('Peel Terrace, A D 1868') were all rated by the City of Melbourne in 1866 and further improved by 1871, probably by contractors Pearson and Chadwick. Thomas Pearson retained 61 and 63 Peel Street and the other two were owned by Mrs. Chadwick. Pearson lived in one of his houses until he sold them in 1871, later owners being Mrs. Lawson and Mrs. White who owned them for over twenty years. Mrs. Chadwick's houses were sold in 1878, later owners being A. and M. McSweeney.~~

~~Some of the tenants were long standing, including John Geary and Miss Mary Geary, a music teacher; probably his sister (1870-1885); Bridget Gaffney (1881-1897).~~

Contributory elements include:

- a row of parapeted brick two-storey houses, formerly with gabled roof forms;
- ~~57-59 and 61-63~~ built as pairs, the latter named 'Peel Terrace, A.D. 1868' as set out on a cemented gabled parapet
- entablature, with flanking scrolls;
- 57-59 with a simple corniced parapets;
- simple cemented side-wall ornament;
- formerly two level cast-iron and timber verandahs which are now partly shop fronts;
- iron patterns that differ (guilloche pattern on 57-59, bellied panels on 61-63-) as do the verandah posts (round section foliated capitals on 57-9 with panelled friezes and brackets, and square section timber capitals and posts on 61-3);
- French doors on the upper level (renewed, possibly replaced²); and
- contribution as part of a varied formerly residential Victorian-era streetscape now of low integrity, but relating to 65 Peel Street (built for John Brown in 1865) and by scale, form and siting, to 55.

A major development has been added to the rear of 57-61 with the ground level rebuilt in a related shopfront form to the Victorian-era. This development has reduced the overall integrity of the row, leaving 63 as the best-preserved façade. Rear wings, roof forms and chimneys have gone; cast-iron verandah panels are now also mixed on 61-3, friezes gone from 61-63 (likely the same as 57-59) the face-brick of 61-3 once painted is now cleaned; parapet orbs/balls are missing generally (63 had a cement ball in 1983).

How is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, is significant historically and aesthetically

| [to West Melbourne.](#)

Why is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, are significant.

- Aesthetically, early examples of a common West Melbourne row house type with some early details such as the French doors (changed) but much altered, being changed in use, and part of a varied formerly residential Victorian-era streetscape now of low integrity, but still relating to adjacent houses in scale, form and siting (~~Criteria~~[Criterion E](#)); and
- Historically, indicative of former generally residential nature of the street, representative of an early major growth period in West Melbourne, also an example of the owner-builder speculation typical of West Melbourne (~~Criteria~~[Criterion A](#)).

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace

61-63 Peel Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1866-1871
View of place:	2015

Statement of Significance

What is significant?

Row houses (later shops and residences), 'Peel Terrace, A D 1868', were built by 1866 and further improved by 1871, probably by contractors Pearson and Chadwick. ~~These former row houses (later shops and residences), 57-59, 61-63 Peel Street ('Peel Terrace, A D 1868') were all rated by the City of Melbourne in 1866 and further improved by 1871, probably by contractors Pearson and Chadwick. Thomas Pearson retained 61 and 63 Peel Street and the other two were owned by Mrs. Chadwick. Pearson lived in one of his houses until he sold them in 1871, later owners being Mrs. Lawson and Mrs. White who owned them for over twenty years. Mrs. Chadwick's houses were sold in 1878, later owners being A. and M. McSweeney.~~

~~Some of the tenants were long standing, including John Geary and Miss Mary Geary, a music teacher; probably his sister (1870-1885); Bridget Gaffney (1881-1897).~~

Contributory elements include:

- a row of parapeted brick two-storey houses, formerly with gabled roof forms;
- ~~57-59 and 61-63~~ built as pairs, the latter named 'Peel Terrace, A.D. 1868' as set out on a cemented gabled parapet
- entablature, with flanking scrolls;
- 57-59 with a simple corniced parapets;
- simple cemented side-wall ornament;
- formerly two level cast-iron and timber verandahs which are now partly shop fronts;
- iron patterns that differ (guilloche pattern on 57-59, bellied panels on 61-63-) as do the verandah posts (round section foliated capitals on 57-9 with panelled friezes and brackets, and square section timber capitals and posts on 61-3);
- French doors on the upper level (renewed, replaced?); and
- contribution as part of a varied formerly residential Victorian-era streetscape now of low integrity, but relating to 65 Peel Street (built for John Brown in 1865) and by scale, form and siting, to 55.

A major development has been added to the rear of 57-61 with the ground level rebuilt in a related shopfront form to the Victorian-era. This development has reduced the overall integrity of the row, leaving 63 as the best-preserved façade. Rear wings, roof forms and chimneys have gone; cast-iron verandah panels are now also mixed on 61-3, friezes gone from 61-63 (likely the same as 57-59) the face-brick of 61-3 once painted is now cleaned; parapet orbs/balls are missing generally (63 had a cement ball in 1983).

How is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, is significant historically and aesthetically

| _ to West Melbourne.

Why is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, are significant.

- Aesthetically, early examples of a common West Melbourne row house type with some early details such as the French doors (changed) but much altered, being changed in use, and part of a varied formerly residential Victorian-era streetscape now of low integrity, but still relating to adjacent houses in scale, form and siting (~~Criteria~~[Criterion E](#)); and
- Historically, indicative of former generally residential nature of the street, representative of an early major growth period in West Melbourne, also an example of the owner-builder speculation typical of West Melbourne (~~Criteria~~[Criterion A](#)).

Phoenix Clothing Company, rear
4-6 Phoenix Lane, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1860s?
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
 Victorian Heritage Register number: H0801

What is significant?

The Former Phoenix Clothing Company building is a three storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three storey additions were made in 1859 and the ground floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

How is it significant?

The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers' wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Former Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne's early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor

of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period.

See more at: <http://vhd.heritagecouncil.vic.gov.au/places/765#statement-significance>

Phoenix Clothing Company, rear
8 Phoenix Lane, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1859?
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
 Victorian Heritage Register number: H0801

What is significant?

The Former Phoenix Clothing Company building is a three storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three storey additions were made in 1859 and the ground floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

How is it significant?

The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

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The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers' wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Former Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne's early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period.

See more at: <http://vhd.heritagecouncil.vic.gov.au/places/765#statement-significance>

West Melbourne State School No. 1689 later West Melbourne Central School

1-37 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	School
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

~~Prize-winning Gothic Revival style school building erected in 1875 to the design of architects, Terry and Oakden. This school building was erected in 1875 at a cost of £6,749, with Percy Walker, who had been head master of St. Mary's Anglican School in Howard Street, in charge. By 1876, there were 2,313 children on the roll, although the average attendance was around 955, with a staff of twenty-six. By the end of the century, the attendance had decreased to 750 as indicative of the declining residential population of West Melbourne and the growth of industrial development. Repair work had to be carried out in 1910, after a period of decline since 1888, when it was... 'ranked with the cleanest in the city.' Additions and some remodelling were carried out 1923-4.~~

~~This school was one of thirteen prize-winning schools, within three differing categories, in an 1873 competition amongst private architects arranged by the new education ministry (SS 1402, Errol Street was another). Architects, Terry and Oakden won this commission, although in retrospect, the design did not create a pattern for future government schools. Other architecturally similar schools included S.S. 1396 at Brighton 1874; S.S. 1270 at Buninyong (trussed gables), 1873 and SS-1436 at Mount Pleasant.~~

Contributory elements include:

- ~~—~~ a two-storey face brick State school of two-levels with three colour brickwork (red, brown, cream) and stone dressings, and buttresses, arranged on an E-plan, with a central entrance wing and bellcote and finial over;
- dressed freestone Gothic revival entry portal with carved heads as bosses, colonettes and a tympanum incised with words `State School No 1689`;
- vertically boarded doors, basalt threshold, guilloche pattern iron wall vents;
- slated multiple gabled roofs;
- architectural design excellence;
- both Gothic and Tudor-arched openings in an ecclesiastical character, aided by stone quatrefoil piercings and window hood moulds as further Medieval (English) elements, as is the oculus under the bellcote;
- double-hung sash windows with multi-pane glazing and top lights; and
- townscape contribution as the focus of the important Eades Place Victorian-era residential precinct.

Integrity is good despite numerous buildings having been added within the grounds (modernist but similar brickwork); the north and south end wings changed or extended in a matching character; some upper level windows replaced with metal frames; some repointing; and the timber picket boundary fence having been replaced with a modern metal picket.

How is it significant?

West Melbourne State School No. 1689 later West Melbourne Central School is significant historically, socially and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

West Melbourne State School No. 1689 later West Melbourne Central School is significant.

- Aesthetically, the school is a major architectural work by an important design firm, distinguished by its success in a Colony-wide competition in 1873 which was in turn influential on most of the subsequent government school designs for the Education Department until the 1920s, in this case underscoring the Medieval architectural precedent for school design. The school is also a significant and contemporary part of the important Eades Place precinct ([Criteria Criterion E](#)); and
- Historically, this was West Melbourne's only State School and the second State School built in the North and West Melbourne area; it has served the West Melbourne community in various forms over a long period, acquiring social significance as a public place linked to many; as the winner of the 1873 design competition the school marks the beginning of innovative educational reform in the colony and a major break from education provided by Christian faiths ([Criteria Criterion A](#)).

Peter Madden's house

68 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1870, 1890 additions
View of place:	2015

Statement of Significance

What is significant?

~~Row house built by Robert Dalton, first as a three room cottage in 1870 for local teacher Peter Madden, and expanded by Madden in 1890 to seven rooms. The first stage of this property's development was Robert Dalton, of Margaret Street South Yarra, building a three room cottage here in 1870 for teacher Peter Madden. By 1890 Madden's house had expanded to seven rooms and the annual City of Melbourne valuation nearly doubled indicating that the present house was built then.~~

~~Madden taught at St. Mary's Roman Catholic school in West Melbourne since 1869, joining the State School system in the mid 1870s when State aid for religious schools was withdrawn. By the 1890s, Madden had achieved 17th rank seniority in the Victorian State School system, by then a teacher at Footscray. Madden and the well known head teacher and local historian, Albert Mattingly, were regarded highly within North and West Melbourne: '... most of the youth of North and West Melbourne since the 50's were handled by them, and mentally shed for the world's rough usage'. Madden died in 1912 '... on his way from the old country to Melbourne, and was buried in the Atlantic'. His wife Mary, had died at this house in 1893.~~

Contributory elements include:

- two storey parapeted brick and cemented row house;
- two colour brickwork with deep brown or black body and cream trim at openings;
- cemented cornice moulds, masks and brackets, guilloche pattern balustrading;
- a distinctive Baroque style raised entablature, with swag, broken pediment and orbs;
- face red brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- ~~double-hung sash windows, with an uncommon two light configuration at ground floor with stop-chamfering (see also~~
- ~~_70);~~
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite an added reproduction cast-iron palisade front fence on dressed stone footings; some missing details; and French doors on upper level may be modifications.

How is it significant?

Peter Madden's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Peter Madden's house is significant.

- Historically, for the close link with Peter Madden, one of the area's best known figures, and representative of a major growth period (Victorian-era) in West Melbourne ~~(Criteria~~[Criterion A](#)); and
- Aesthetically, a well-preserved row house with distinctive Baroque style detailing also contributory to a valuable Victorian-era streetscape ~~(Criteria~~[Criterion E](#)).

Sharp's house, later Noone's house

70 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1877, 1900s
View of place:	2015

Statement of Significance

What is significant?

~~Row house built by Andrew Sharp in 1877. Andrew Sharp, then of 11 Roden Street, applied to build this six room brick house in 1877 and lived there for a brief time. The noted photographer and government lithographer, John Noone, was the owner-occupier in the 1880s until his death there in 1893, leaving his widow Julia Noone at the house into the 1900s. The house appears to have been renovated in the Edwardian-era (verandah rebuilt).~~

~~Noone was the official photographer of the Melbourne Public Library and Museum and exhibited his work within Australia as well as in London, gaining recognition such as in the 1870 Sydney Intercolonial Exhibition. He is most well known for his photographs of early Melbourne and the State Library of Victoria has many of his works in its collection.~~

Contributory elements include:

- two storey parapeted face brick row house;
- two colour tuck-pointed brickwork with deep brown or black body and cream trim at openings;
- originally face red brick side and rear walls;
- pitched gabled roof clad with corrugated iron or similar, with brick and cemented chimneys and cornices;
- two storey cast-iron verandah (potentially Edwardian-era) with Corinthian derived column order, an uncommon fan-pattern cast-iron frieze and integral brackets typical of Edwardian-era;
- double-hung sash windows, with an uncommon two light configuration at ground floor with stop-chamfering (see also 68), modified French doors upper level;
- four-panel entry door and toplight (leadlight from early 20th century) with quoining; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite rendering of the south side wall and indications that the verandah wing wall has been rebuilt.

How is it significant?

Sharp's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Sharp's house is significant.

- Historically, linked with noted photographer and government lithographer, John Noone, and representative of a major growth period (Victorian-era) in West Melbourne ([Criteria Criterion A](#)); and
- Aesthetically, for its uncommon brickwork, verandah iron and cement detailing ([Criteria Criterion E](#)).

Athlunkard or Malone's house

78 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1878, c1894
View of place:	2015

Statement of Significance

What is significant?

~~Row house built by hotelier and speculator, William Malone, first as a three room cottage in 1878, and by 1894 expanded to seven rooms. Hotelier, William Malone, then of 55 Adderley Street, applied to build a three room cottage here in 1878, living there at first, then leasing it out. By 1894 Malone was still the owner but the house was now seven rooms and the City of Melbourne annual valuation larger. Malone owned it until his death in 1925, adding other middle Melbourne properties to this one as perhaps the earliest in his portfolio.~~

~~The house appears custom designed in the mannered style of the Footscray architect Charles Polain and may be from a later date than documented. Malone's hotel in Canterbury, built 1889, was designed by William Wolf who has a similarly mannered architectural style.~~

Contributory elements include:

- two storey parapeted brick and cemented row house;
- three colour brickwork with deep brown or black body and cream pattern work and trim at openings, with face red brick side and rear walls - using an uncommon squint mould as the junction between red and brown on the verandah side walls, repeated on parapet piers;
- cemented cornice moulds, blocks and brackets, guilloche pattern balustrading;
- a distinctive Baroque style raised entablature crowned by an anthemion;
- guilloche pattern balustrading, scalloped pediment and a banner with the house name surmounted by a star;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with panelled cast-iron frieze and brackets;
- double-hung sash windows, with 3 light configuration;
- four-panel entry door and toplight, upper level doorway;
- extensive encaustic mosaic verandah tiling, with stone borders;
- cast-iron double palisade front fence on dressed rolled-edge stone footings and ornamental brick piers with cement caps; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite some bricks being painted over.

How is it significant?

Athlunkard or Malone's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Athlunkard or Malone's house is significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne also closely linked with the highly successful hotelier, William Malone, as one of his first property investments (~~Criteria~~[Criterion A](#)); and
- Aesthetically, a well-preserved and highly unusual approach to this common row house form with many uncommon details and adept expression of materials also contributory to a valuable Victorian-era streetscape (~~Criteria~~[Criterion E](#)).

Bowden's house

80 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

~~Row house built by Hughes and Jones for Victorian Railways employee, Thomas Bowden, in 1879. Builder Hughes and Jones built his house for Victorian Railways employee, Thomas Bowden, in 1879 as a six-room two-storey house in Roden Street, north side, between Spencer and King Streets. Bowden owned investment row houses in Roden Street, also built in the 1870s. Bowden was later to be the focus of a highly publicised and long running law suite brought by Martin Tobin, his former tenant.~~

~~Bowden is typical of the successful railwaymen who built and invested in West Melbourne. He adjoined Alfred Coope's house (q.v.), also a long term Victorian Railways employee as Inspector of Rolling Stock.~~

Contributory elements include:

- two storey parapeted stuccoed row house;
- exposed corrugated iron clad pitched roof, typical of 1870s row houses;
- originally face brick side and rear walls;
- cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, guilloche pattern balustrading, cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight;
- cast-iron palisade front fence and gate on dressed stone footings, with cemented piers and scrolled garden walls; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Bowden's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Bowden's house is significant.

- Historically, for the long association with railway employee, Thomas Bowen, representing one of West Melbourne's key industries, as well as a key growth period, ~~the~~ ~~(Victorian-era)~~ [\(Criteria Criterion A\)](#); and
- Aesthetically, as a well-preserved row house of the mid Victorian-era form, with ornate cast-iron detailing and for its contribution to a significant Victorian-era residential streetscape [\(Criteria Criterion E\)](#).

Alfred Coope's house

82 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1877
View of place:	2015

Statement of Significance

What is significant?

[Row house built in 1877 for Alfred Coope by West Melbourne builder, John Jones. Coope was a long term Victorian Railways employee as Inspector of Rolling Stock in the Locomotive Branch.](#) ~~In 1877 this five room brick house was erected for Alfred Coope by West Melbourne builder, John Jones. Coope was a long term Victorian Railways employee as Inspector of Rolling Stock in the Locomotive Branch, retiring with a railways pension before his death in 1905. His sons, Alfred and Edwin Coope, followed his vocation while a William Coope was a wagon builder in the Locomotive Branch.~~

Contributory elements include:

- two storey stuccoed row house;
- cemented masks and brackets;
- face brick side and rear walls;
- slate clad gabled roof, with side parapets, brick and corbelled chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets also Guilloche pattern balustrade;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Alfred Coope's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Alfred Coope's house is significant.

- Historically, for the close link with a Victorian Railways family, the Coopes, as particularly evocative of the special role played by West Melbourne in railway transport, also representative of a major growth period (Victorian-era) in West Melbourne ([Criteria Criterion A](#)); and
- Aesthetically, expressive of the simple early row house form that predated the parapeted Italian Renaissance Revival examples of the late Victorian-era, also as another example from prolific local builder John Jones marking the stylistic change over his career, and contributory to a valuable Victorian-era streetscape ([Criteria Criterion E](#)).

John White's house

86 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1885, c1897
View of place:	2015

Statement of Significance

What is significant?

~~Row house built initially as four room house for Victorian Railways Engine Driver, John White, in 1885 to the design of architect, Henry Shalless. By 1897 it was described as ten rooms. Architect, Henry Shalless, designed this initially four room house for Victorian Railways Engine Driver, John White, as built by Henry Grinkau, of Eltham Street, Newmarket in 1885. By 1897 it was described as ten rooms. John White's death here in 1907 meant that the house passed to his widow Hannah. The White and nearby Coope families (82 Roden Street) were both closely involved with the Victorian Railways.~~

Contributory elements include:

- highly ornamented two storey parapeted stuccoed row house;
- cemented cornice moulds, scrolls, blocks and paired brackets with a raised arched entablature with shell;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and finished brackets;
- ~~double-hung sash windows and an ornate three-light group at ground floor- with label moulds, colonettes, incised~~
- cement detailing, panelled and piers sills;
- four-panel entry door and toplight;
- tiled verandah floor with stone borders;
- cast-iron double palisade front fence and gate on dressed stone footings;
- scrolled cemented garden walls, with capped piers at the frontage; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

John White's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

John White's house is significant.

- Historically, for the close link with the Victorian Railways and indicative, by its size and ornament, of the important role engine drivers had in the Colony as working men, also particularly evocative of the special role played by West Melbourne in railway transport, and representative of a major growth period (Victorian-era) in West Melbourne (Criteria Criterion A); and
- ~~Aesthetically, a well-preserved custom designed late Victorian-era row house with most of the stylistic attributes and~~
- finishes of the type and the work of Henry Shalless, recognised for his row house designs (Criteria Criterion E).

Tait's house, formerly part Emerald Cottages, 132-142 Roden Street
132 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1877
View of place:	2015

Statement of Significance

What is significant?

~~Row house built for speculator and shipwright, Robert Tait in 1877. Shipwright, Robert Tait had owned a number of smaller houses on and adjoining this site well before this house was built in 1877. The house was one of six houses in what was to be a long residential row in this part of Roden Street by the 1890s. He continued to own and reside there with his wife Isabella until his death in 1897. Tait was a member of local community groups such as the Australian Natives' Association.~~

Contributory elements include:

- a two-storey, parapeted, stuccoed brick row house;
- cemented Italian Renaissance Revival ornament of a cornice and scrolls to a raised, arched parapet entablature, including paired brackets and foliated blocks at the verandah side walls;
- a two-level cast-iron verandah with panelled friezes and brackets, iron of an early pattern;
- double-hung sash windows, four-panel door and toplight; and
- a distinctive asymmetrically placed masonry arch under the long-span bressumer (see King Street design by Frederick Stones).

Generally original except for missing parapet urns or orbs; the iron front fence as a related addition; chimney removal and side wall rendering where exposed by demolition.

How is it significant?

Tait's house, formerly part Emerald Cottages, 132-142 Roden Street is significant historically and aesthetically to West Melbourne.

Why is it significant?

Tait's house, formerly part Emerald Cottages, 132-142 Roden Street is significant.

- Aesthetically, an early and large example of a common West Melbourne row house type, with some unusual details (Criteria Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne also, along with adjoining houses, owned and occupied for a long period by its developer, Tait, but now the last one of his house row to survive being his own residence. Also closely linked with Tait, a shipwright, and hence representative of the special transport occupational associations in West Melbourne (Criteria Criterion A).

Roden Terrace, part, 148 and 152 Roden Street

148 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1878
View of place:	2015

Statement of Significance

What is significant?

~~Row house built by John Jones for Mrs Stokes in 1878. Both built by 1878, these row houses were part of Roden Terrace. Blacksmith, William Hulme, owned and lived in 152 Roden Street from its construction until his death in 1904: he had arrived at Port Phillip from Cheshire, England, in 1857. The house at 148 Roden Street was erected by Hawke Street builder John Jones for Mrs Stokes. John Stokes lived there until after 1890 when he leased it to Robert Strothers. Builder, John James, constructed both houses; 152 being for fellow builder, Alex Cooper who resold to Hulme.~~

Contributory elements include:

- two separate, two-storey stuccoed brick houses, either side of what is now a lane but once as the side garden of 152 along with the rear yard;
- face brick side and rear walls;
- ~~transverse-gable corrugated iron clad (once slated) roofs, with one cemented corniced chimney (152) and one altered~~
- ~~_chimney (148);~~
- two-level cast-iron verandahs, with guilloche pattern balustrade, friezes and integral brackets;
- double-hung sash windows;
- iron pickets to 148; and
- contribution as commencement of an isolated, but homogenous Victorian-era residential group 148-56 Roden Street.

Integrity is good despite the fence having been replaced at 152 (apparently once timber picket); side wall rendered at 148; and the side walls to lane part of the bricks painted over.

How is it significant?

Roden Terrace, part; 148 and 152 Roden Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Roden Terrace, part; 148 and 152 Roden Street, is significant.

- Aesthetically, two near original unusually sited houses (on either side of a side garden) and of a distinguishably early gabled form which are contributory parts of a valuable Victorian-era streetscape (~~Criteria~~ Criterion E); and
- Historically, built and designed by the prolific local builder, John Jones (Refer 74-8 Hawke Street) for owner-occupiers, an unusual circumstance among the proliferation of speculative building in West Melbourne. Also 152 Roden Street is linked with blacksmith, William Hulme, an occupation typical of West Melbourne where transport was the focus of local industry (Criteria Criterion A).

Roden Terrace, part, 148 and 152 Roden Street

152 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1878
View of place:	2015

Statement of Significance

What is significant?

Row house built by John Jones for Mrs Stokes in 1878. ~~Both built by 1878, these row houses were part of Roden Terrace. Blacksmith, William Hulme, owned and lived in 152 Roden Street from its construction until his death in 1904: he had arrived at Port Phillip from Cheshire, England, in 1857. The house at 148 Roden Street was erected by Hawke Street builder John Jones for Mrs Stokes. John Stokes lived there until after 1890 when he leased it to Robert Strothers. Builder, John James, constructed both houses; 152 being for fellow builder, Alex Cooper who resold to Hulme.~~

Contributory elements include:

- two separate, two-storey stuccoed brick houses, either side of what is now a lane but once as the side garden of 152 along with the rear yard;
- face brick side and rear walls;
- ~~transverse-gable corrugated iron clad (once slated) roofs, with one cemented corniced chimney (152) and one altered~~
- ~~chimney (148);~~
- two-level cast-iron verandahs, with guilloche pattern balustrade, friezes and integral brackets;
- double-hung sash windows;
- iron pickets to 148; and
- contribution as commencement of an isolated, but homogenous Victorian-era residential group 148-56 Roden Street.

Integrity is good despite the fence having been replaced at 152 (apparently once timber picket); side wall rendered at 148; ~~and the side walls to lane part of the bricks painted over.~~

How is it significant?

Roden Terrace, part, 148 and 152 Roden Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Roden Terrace, part, 148 and 152 Roden Street, is significant.

- Aesthetically, two near original unusually sited houses (on either side of a side garden) and of a distinguishably early gabled form which are contributory parts of a valuable Victorian-era streetscape (Criteria Criterion E); and
- Historically, built and designed by the prolific local builder, John Jones (Refer 74-8 Hawke Street) for owner-occupiers, an unusual circumstance among the proliferation of speculative building in West Melbourne. Also 152 Roden Street is linked with blacksmith, William Hulme, an occupation typical of West Melbourne where transport was the focus of local industry

| ~~Criteria~~[Criterion A](#).

Haddon's houses, part 154-156 Roden Street

154 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879-1880
View of place:	2015

Statement of Significance

What is significant?

[Haddon's houses, 154-156 Roden Street, were built over a period of two years \(1879-80\) for speculator and engineer, Robert Haddon. Architect, Henry Shalless and builder, Walter Webster of Carlton, carried out the work.](#) ~~Haddon's houses, 154-156 Roden Street, were built over a period of two years (1879-80) for engineer, Robert Haddon, who lived in 154 Roden Street for fifteen to twenty years. 156 Roden was leased to Thomas Taylor, Stephen Dunkley and Thomas Brearley, a carpenter, who moved there c1890. Architect, Henry Shalless and builder, Walter Webster of Carlton, carried out the work, having combined also for Haddon, on two row houses in Hawke Street during 1878-9.~~

Contributory elements include:

- a pair of richly decorated, stuccoed brick and parapeted row houses;
- arched raised entablatures supported with duplex colonettes, between piers adorned with orbs;
- incised blocks and stop-chamfering to verandah side walls;
- double-hung sash windows with cemented architraves;
- pronounced architraves, label moulds and bosses, and paired colonettes used on the ground level window pairs, with incised detail and segmentally arched form;
- segmentally arched doorways with label moulds and bosses to the toplights;
- richly detailed two-level cast-iron verandahs;
- iron picket palisade fences on dressed stone plinths, built between garden walls with large stuccoed corniced piers, each appointed with a pineapple; and
- contribution to an isolated but valuable and homogenous 19th century residential group (148-156 Roden Street).

How is it significant?

Haddon's houses, 154-156 Roden Street, are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Haddon's houses, 154-156 Roden Street are significant.

- Aesthetically, a richly decorated early, and near original, example of a common West Melbourne row house type and typical of the architect Shalless's work, as reinforced by an adjoining significant Victorian-era residential streetscape ([Criteria Criterion E](#)); and
- Historically, a partly speculative development by a resident owner and engineer, Robert Haddon, who used the prolific local architect, Shalless, and a common builder for other projects in the area; representative of a major growth period (Victorian-era) in West Melbourne ([Criteria Criterion A](#)).

Haddon's houses, part 154-156 Roden Street

156 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1879-1880
View of place:	2015

Statement of Significance

What is significant?

~~Haddon's houses were built over a period of two years (1879-80) for speculator and engineer, Robert Haddon. Architect, Henry Shalless and builder, Walter Webster of Carlton, carried out the work. Haddon's houses, 154-156 Roden Street, were built over a period of two years (1879-80) for engineer, Robert Haddon, who lived in 154 Roden Street for fifteen to twenty years. 156 Roden was leased to Thomas Taylor, Stephen Dunkley and Thomas Brearley, a carpenter, who moved there c1890. Architect, Henry Shalless and builder, Walter Webster of Carlton, carried out the work, having combined also for Haddon, on two row houses in Hawke Street during 1878-9.~~

Contributory elements include:

- a pair of richly decorated, stuccoed brick and parapeted row houses;
- arched raised entablatures supported with duplex colonettes, between piers adorned with orbs;
- incised blocks and stop-chamfering to verandah side walls;
- double-hung sash windows with cemented architraves;
- pronounced architraves, label moulds and bosses, and paired colonettes used on the ground level window pairs, with incised detail and segmentally arched form;
- segmentally arched doorways with label moulds and bosses to the toplights;
- richly detailed two-level cast-iron verandahs;
- iron picket palisade fences on dressed stone plinths, built between garden walls with large stuccoed corniced piers, each appointed with a pineapple; and
- contribution to an isolated but valuable and homogenous 19th century residential group (148-156 Roden Street).

How is it significant?

Haddon's houses, 154-156 Roden Street, are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Haddon's houses, 154-156 Roden Street are significant.

- Aesthetically, a richly decorated early, and near original, example of a common West Melbourne row house type and typical of the architect Shalless's work, as reinforced by an adjoining significant Victorian-era residential streetscape (Criteria Criterion E); and
- Historically, a partly speculative development by a resident owner and engineer, Robert Haddon, who used the prolific local architect, Shalless, and a common builder for other projects in the area; representative of a major growth period (Victorian-era) in West Melbourne (Criteria Criterion A).

Thomas Hulse's houses, 159-165 Roden Street, West Melbourne

~~Thomas Hulse's house, part 159-163 Roden Street, West Melbourne~~

~~159 Roden Street, WEST MELBOURNE~~



New grading system: Significant
Place type: Row houses
Date(s): 1867 (159), 1864-5 (163-165)

~~View of place: 2015~~ ~~New grading system: Significant and Contributory~~
~~Place type: Row house~~
~~Date(s): 1867~~
~~View of place: 2015~~

Statement of Significance

What is significant?

~~Houses built for noted railways engine driver Thomas Hulse: 159 Roden Street in c1867 and 163-165 Roden Street in 1864-5. Railways engine driver, Thomas Hulse, was the first owner-occupier in c1867. Thomas Hulse, born in Cheshire, England, in 1834 and dying at Middle Park in 1915, was a Running Loco Foreman in the Victorian Railways and active on the railways from the 1850s-1890s. Thomas and his brother Allan were prominent pioneering engine drivers on the Melbourne to Bendigo line from when it reached Sunbury in 1859. Thomas was involved in a number of high-profile investigations into deaths on the railways, reported in the Melbourne press. Retiring in 1895, Thomas was retained as a railway engineering consultant by the Railways Department until after 1900. Hulse epitomises the close association of West Melbourne with the vast railway complex adjoining. Hulse died wealthy with an estate equivalent value of around \$541,470.~~

~~Plumber, John Dickie was a long-term owner-occupier of this, then five room, brick house in the 1870s-1890s.~~

Contributory elements [for 159 Roden Street](#) include:

- double-fronted brick house on corner of lane;
- Colonial bond face brick side wall to lane;
- dressed stone footings;
- gabled roof form with side parapet walls engaged with cemented chimneys with distinctively early slim cornice detailing
- simple cement capping terminating on blocks;
- concave profile verandah wing walls;
- double-hung sash windows with bracketed sills;
- entry with top-light; and
- relationship with the adjoining early house, ~~459~~[163-165 Roden Street](#) and contribution to early Victorian-era streetscape with 171-177 Roden Street.

~~Integrity is fair despite the main and verandah roof having been reclad with unrelated material (formerly corrugated iron or similar); the bricks painted over; awnings added; and verandah rebuilt.~~ [Contributory elements for 163-165 Roden Street include:](#)

- [indicative of the first stages of building in the area;](#)
- [early Victorian-era fabric;](#)
- [double fronted early Victorian-era house;](#)
- [symmetrical simple façade;](#)
- [high hipped roof typically clad with shingles, now clad with corrugated iron or similar;](#)
- [possibly stone \(?\) chimney with distinctively early slim cornice detailing;](#)
- [double-hung sash windows;](#)
- [central doorway and toplight; and](#)
- [relationship with the adjoining early house, 159 Roden Street and contribution to early Victorian-era streetscape with 171-177 Roden Street.](#)

[Integrity for 159 is fair despite the main and verandah roof having been reclad with unrelated material \(formerly corrugated iron or similar\); the bricks painted over; awnings added; and verandah rebuilt. Integrity for 163-165 is fair despite the main and verandah roof having been reclad with unrelated material \(formerly corrugated iron or similar\); the bricks painted over; awnings added; and verandah rebuilt.](#)

How is it significant?

[Thomas Hulse's houses, at 159 and 163-165 Roden Street, are significant historically to West Melbourne.](#) ~~Thomas Hulse's house, at 163 Roden Street, is significant historically to West Melbourne.~~

Why is it significant?

Thomas Hulse's houses at 159 [and 163-165 Roden Street](#) ~~is~~ [are](#) significant.

- [Historically, as a perceptibly early houses in West Melbourne, as shown by its their simple gabled pitched roof form and small scale, also indicative of the first stages of building in the area; and for a time associated with pioneering railways engine driver, Thomas Hulse, who received a deal of publicity in the press as well as high rank within the Victorian Railways workforce, and later 159 was associated with a successful West Melbourne plumber, John Dickie \(Criterion A\)](#) ~~Historically, as a perceptibly early house in West Melbourne, as shown by its simple gabled form and small scale, also indicative of the first stages of building in the area; and for a time associated with pioneering railways engine driver, Thomas Hulse, who received a deal of publicity in the press as well as high rank within the Victorian Railways workforce, and later a successful West Melbourne plumber, John Dickie.~~

Thomas Hulse house, later Haddon's house, part 159-163 Roden Street, West Melbourne



163 Roden Street, WEST MELBOURNE

New grading system: Significant and Contributory

Place type: House

Date(s): 1864-5

View of place: 2015

Statement of Significance

What is significant?

This formerly four room stone house was built for Thomas Hulse 1864-5. Thomas Hulse, born in Cheshire, England, in 1834 and dying at Middle Park in 1915, was a Running Loco Foreman in the Victorian Railways and active on the railways from the 1850s-1890s. Thomas and his brother Allan were prominent pioneering engine drivers on the Melbourne to Bendigo from when it reached Sunbury in 1859. Thomas was involved in a number of high profile investigations into deaths on the railways, reported in the Melbourne press. Retiring in 1895, he was retained as a railways engineering consultant by the Railways Department until after 1900. Hulse epitomises the close association of West Melbourne with the vast railway complex adjoining. Hulse died wealthy.

The house was later owned and occupied by mining investor and engineer Robert Haddon in the 1860s. It was a twin to the house at 167 owned and occupied by John McFarlane. Robert and wife Mary were to later own and occupy nearby 154 Roden Street (q.v.) Ownership from the 1880s-1890s included two Victorian Railways employees, Charles Bath fireman and Robert Moore, a Roden Street engine driver, who had joined the service in 1874.

The house has the characteristic high hipped roof form of an early Victorian era residence with its underlying stone construction a link to nearby stone quarrying and early building practice before local brick making created a more reliable product. By the 1980s however the stone had been rendered over and the verandah removed: it has since been recreated.

Contributory elements include:

- double fronted early Victorian era house;
- symmetrical simple façade;
- high hipped roof typically clad with shingles, now clad with corrugated iron or similar;
- stone (?) chimney with distinctively early slim cornice detailing;
- double hung sash windows;
- central doorway and toplight; and
- relationship with the adjoining early house, 159 Roden Street and contribution to early Victorian era streetscape with 171-177 Roden Street.

Integrity is fair despite the added timber verandah and picket front fence which are related to the house period, side wall rendering, and new openings. The publicly visible two-storey rear addition is unrelated to the historical scale and character of the house.

~~How is it significant?~~

~~Thomas Hulse later Haddon's house at 163 Roden Street is significant historically to West Melbourne.~~

~~Why is it significant?~~

~~Thomas Hulse later Haddon's house at 163 Roden Street is significant.~~

- ~~Historically, as a perceptibly early house in West Melbourne as shown by its simple high-hipped form and small scale, also indicative of the first stages of building in the area, and for a long time associated with two railways employees, Bath and Moore, and Robert Haddon who as a gold mining investor and engineer represented the influx of population into Melbourne at this time; also associated with engine driver, Thomas Hulse, who received publicity in the Melbourne press as well as high rank within the Victorian Railways workforce.~~

Briscoe and Co ironmongers warehouse complex, ~~part, 135-141 Hawke Street wing~~

164-170 ~~and 172-184,~~ ~~part~~ Roden Street, WEST MELBOURNE



[164-170 Roden Street](#)



[172-184 Roden Street](#)

New grading system: ~~Significant and Contributory~~ [Contributory \(164-170\), Significant \(172-184\)](#)
Place type: Warehouse
Date(s): [1889 \(172-184\), 1925 \(164-170\), 1937-8 \(172-184\)](#)
View of place: 2015

Statement of Significance

~~Part~~ Briscoe and Co ironmongers warehouse complex, 164-184 Roden Street ~~(includes 135-141 Hawke Street)~~, West Melbourne.

What is significant?

[Warehouse initially designed by architects Oakden, Addison and Kemp as the first stage or ground floor of this warehouse complex in 1889 for successful ironmongers, Briscoe and Co., with two Moderne style levels added to the Victorian-era base in 1937-8, to the design of Purchas and Teague, as the third stage \(172-184 Roden Street\). This building is significant to the North and West Melbourne area.](#)

~~Briscoe and Co warehouse addition also designed by Purchas and Teague as the second stage of this large warehouse complex at the corner of Adderley and Roden Streets, built in 1925 (164-170 Roden Street). This building is contributory to the North and West Melbourne area. Renowned architects Oakden, Addison and Kemp designed the first stage of this large warehouse complex at the corner of Adderley and Roden Streets for successful ironmongers, Briscoe and Co. as part of their iron yard. The MMBW Detail Plans 730, 731 (1895) show Briscoe and Company as occupying 143-159 Hawke Street, 172-180 Roden Street, and 216 Adderley Street, as one large building with three pitched crossings to Adderley and one each to Roden, Hawke Streets.~~

~~The 1895 MMBW plan shows 164-170 Roden Street as adjoining houses. However these were replaced in 1925 when Purchas and Teague designed this new warehouse addition to the north of the complex. The company continued to occupy~~

~~the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty. Ltd..~~

Contributory elements for [164-170 Roden Street](#) include:

- double-storey rendered masonry Interwar industrial building;
- a corrugated galvanised steel transverse gabled and sawtooth roof concealed behind a parapet;
- two street frontages, to Hawke Street and Roden Street, each dominated by a distinctive large semi-circular arched entrance linked by an internal roadway; and
- three wide but shallow piers which stop short of a moulded string course as the sole decoration.

There are six non-original windows over two levels on the Hawke Street elevation.

Contributory elements for [172-184 Roden Street](#) include:

- [Victorian-era brick base with basalt footings and punched segmentally arched fenestration with voussoirs with 1930s modifications;](#)
- [Moderne style, two brick Interwar upper levels with parapeted roofline, stepped at one end;](#)
- [Dutch hipped roofs behind the parapet;](#)
- [fenestration set in Modernistic horizontal streamlining strips, delineated by projecting head and sill moulds, grooved and rounded at each end;](#)
- [multi-pane glazing in steel frames as typical on both sections, with hopper sashes;](#)
- [vertical facade elements terminating elevations, with vertical brick panels and ribbing; and](#)
- [contribution to a major industrial complex, that extends over the 19th and 20th centuries.](#)

[Integrity is good despite the bricks and stone footings having been painted over and new openings at ground level.](#)

How is it significant?

The former Briscoe and Co. buildings at ~~160~~[164-170 and 172-184 Roden Street](#), ~~and 135-141 Hawke Street~~, West Melbourne, ~~are contributory~~ [\(164-170 Roden Street\)](#) and ~~is-of-contributory~~ [are significant](#) [\(172-184 Roden Street\)](#) historically and aesthetically to ~~the Briscoe and Co ironmongers warehouse complex and West Melbourne~~ [the North and West Melbourne Precinct](#).

Why is it significant?

The former Briscoe and Co. buildings at ~~164~~[164-170 and 172-184 Roden Street](#) Roden Street ~~and 135-141 Hawke Street~~, West Melbourne, ~~is~~ [are significant](#) ~~of contributory significance to the Briscoe and Co ironmongers warehouse complex.~~

- Historically, [in part](#) ~~the building is~~ representative of the Interwar surge in West Melbourne industrial development, in this case as expansion of an existing large and important ~~late nineteenth century industrial~~ complex, Briscoe and Company, ~~in West Melbourne~~ [also as a major industrial complex that extends over two centuries, 19th and 20th, its evolution expressive of the development phases of West Melbourne as a preferred location for industries moving from the central City, close to transport nodes, also as associated with one of Australia's largest Victorian-era hardware firms \(Criteria Criterion A\)](#); and
- Aesthetically, [in part](#) [\(164-170 Roden Street\)](#) as a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings [also as a successful combination of two major era of the growth of this complex \(172-184 Roden Street\), each one expressive of its creation date, also a major Moderne style design in West Melbourne that parallels with the nearby significant Symington Interwar complex \(Criteria Criterion E\).](#)

Briscoe and Co ironmongers warehouse complex

164-184 Roden Street, WEST MELBOURNE



New grading system: _____ Significant and Contributory

Place type: _____ Warehouse

Date(s): _____ 1889, 1937-8

View of place: _____ 2015

Statement of Significance

Briscoe and Co ironmongers warehouse complex, 160-170 Roden Street and 135-141 Hawke Street, West Melbourne

What is significant?

Renowned architects Oakden, Addison and Kemp designed the first stage or ground floor of this warehouse complex in 1889 for successful ironmongers, Briscoe and Co. as their iron yard. As part of national expansion, Briscoe, Drysdale and Co. had just launched their new six storey office and warehouse building in Sydney, 1886. The MMBW Detail Plans 730-731 (1895) show Briscoe and Company as 143-159 Hawke Street, 172-180 Roden Street, and 216 Adderley Street, one large building, with three pitched crossings to Adderley and one each to Roden and Hawke Streets. The existing brick building to the north of this wing, at 160-170 Roden Street, is shown as houses on the 1895 MMBW plan and remained so until the mid 1920s when Briscoe expanded north.

By 1937-8, two floors were added to the Victorian-era base, for most of the original extent, to the design of Purchas and Teague, as part of the firm's shift out of the City. This addition transformed the Victorian-era warehouse to a Modernistic industrial design, paralleling with the Interwar Gadsden complex nearby. The (now painted) brickwork base, quarry-face basalt footings and regular punched fenestration is expressive of the Victorian-era.

Purchas and Teague had worked on Briscoe's Victorian-era Little Collins Street warehouse back in 1903: this was sold to finance the new Roden Street building. When the Little Collins Street warehouse was erected Briscoe had already been established in England for over 100 years (as William Briscoe and Son), having opened in this colony at Elizabeth Street during 1853. By the late 1880s they had branches in New Zealand and New South Wales. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty. Ltd..

Contributory elements include:

- Victorian-era brick base with basalt footings and punched segmentally-arched fenestration with voussoirs with 1930s modifications;
- Moderne style, two brick Interwar upper levels with parapeted roofline, stopped at one end;
- Dutch hipped roofs behind the parapet;
- fenestration set in Modernistic horizontal streamlining strips, delineated by projecting head and sill moulds, grooved and rounded at each end;
- multi-pane glazing in steel frames as typical on both sections, with hopper sashes;
- vertical facade elements terminating elevations, with vertical brick panels and ribbing; and
- contribution to a major industrial complex, that extends over the 19th and 20th centuries.

~~Integrity is good despite the bricks and stone footings having been painted over and new openings at ground level.~~

~~**How is it significant?**~~

~~Briscoe and Co. ironmongers warehouse complex, part, is significant historically and aesthetically to West Melbourne.~~

~~**Why is it significant?**~~

~~Briscoe and Co. ironmongers warehouse complex, part, is significant.~~

- ~~Historically, as part of a major industrial complex that extends over two centuries, 19th and 20th, its evolution expressive of the development of West Melbourne as a preferred location for industries moving from the central City, close to transport nodes, also as associated with one of Australia's largest Victorian-era hardware firms; and~~
- ~~Aesthetically, as a successful combination of two major era of the growth of this complex, each one expressive of its creation date, also a major Moderne style design in West Melbourne that parallels with the nearby significant Symington Interwar complex.~~

Wigton cottages, 171-179 Roden Street

171-179 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row houses
Date(s):	1864-8, c1871
View of place:	2015

Statement of Significance

What is significant?

Three row house built here in 1864-8 for tailor George Carnaby, including two single-fronted houses (171, 177 Roden Street) that flank the larger central house (173-175 Roden Street) with its gabled profile. The house at 179 is a separate, later and more typical brick Victorian-era cottage from c1871, built for George Hessey.

Two semi-mature Canary Island palms are exotic specimens uncommon in the area but are not individually significant.

~~A row of three cottages were built here in 1864-8 for tailor George Carnaby. The row includes two single-fronted end houses (171, 177 Roden Street), with corrugated iron-clad hipped roofs, that flank the larger central house (173-175 Roden Street) with its gabled profile. All share the same ridge line across the exposed party walls. Isabella Roberts of Dudley Street West Melbourne and Hugh Erasmus Roberts, a storeman and her husband, were early long-term owners of these houses.~~

~~The house at 171, with its free-form 1950s-60s concrete verandah and reconstructed façade, has been altered with only the chimneys and form matching but 173-175 and 177 provide the basis for its restoration. As the row's centre 173-175 has a slate-clad roof; double fronted form and two three-light windows either side of the entry. Shallow cemented cornices on the chimneys denote early Victorian-era construction. The eaves are dentilated and 173-175 has a six panel door and toplight. A Victorian-era cast-iron front verandah is common to 173-177 and an unusual vermiculated block on the wall dividing it supports a cemented pineapple. Two semi-mature Canary Island palms are exotic specimens uncommon in the area but are not individually significant.~~

~~The house at 179 is a separate, later and more typical brick Victorian-era cottage from c1871, built for George Hessey.~~

Contributory elements include:

- pitched gabled and hipped roof forms, clad with corrugated iron and slate;
- cemented dividing walls with vermiculated and scrolled blocks as ornament;
- dentilated eaves for 173-177;
- single and double-fronted forms, sited symmetrically on 171-177;
- face brick walls;
- front verandah with cast-iron frieze and posts (173-179);
- originally double-hung sash windows; and
- contribution to early Victorian-era streetscape with 159, 163 Roden Street.

Integrity is generally good despite bricks having been painted over and a new iron fence to 173-175 where a timber picket fence was probable (see adjoining).

How is it significant?

The Early Victorian-era house ~~rows~~, 171-179 Roden Street, ~~is~~ are significant historically to West Melbourne.

Why is it significant?

The Early Victorian-era houses ~~s-row~~, 171-~~177~~-179 Roden Street, ~~is~~ are significant.

- Historically, as representative of the start of a major growth period in West Melbourne while being in a distinctive row form that evokes the early date of construction and relates to other nearby early houses in Roden Street.

~~Briscoe and Co ironmongers warehouse complex, part 172-184 Roden Street, WEST MELBOURNE~~



New grading system:	—————	Significant and Contributory
Place type:	—————	Warehouse
Date(s):	—————	1889, 1937-8
View of place:	—————	2015

~~Statement of Significance~~

~~Part Briscoe and Co ironmongers warehouse complex, 164-184 Roden Street (includes 135-141 Hawke Street), West Melbourne.~~

~~What is significant?~~

~~Renowned architects Oakden, Addison and Kemp designed the first stage or ground floor of this warehouse complex in 1889 for successful ironmongers, Briscoe and Co. as their iron yard. As part of national expansion, Briscoe, Drysdale and Co. had just launched their new six storey office and warehouse building in Sydney, 1886. The MMBW Detail Plans 730, 731 (1895) show Briscoe and Company as 143-159 Hawke Street, 172-180 Roden Street, and 216 Adderley Street, one large building, with three pitched crossings to Adderley and one each to Roden and Hawke Streets. The existing brick building to the north of this wing, at 160-170 Roden Street, is shown as houses on the 1895 MMBW plan and remained so until 1925 when Briscoe expanded north.~~

~~By 1937-8, two floors were added to the Victorian-era base, for most of the original extent, to the design of Purchas and Teague, as part of the firm's shift out of the City. This addition transformed the Victorian-era warehouse to a Modernistic industrial design, paralleling with the Interwar Gadsden complex nearby. The (now painted) brickwork base, quarry-face basalt footings and regular punched fenestration is expressive of the Victorian era.~~

~~Purchas and Teague had worked on Briscoe's Victorian-era Little Collins Street warehouse back in 1903: this was sold to finance the new Roden Street building. When the Little Collins Street warehouse was erected Briscoe had already been established in England for over 100 years (as William Briscoe and Son), having opened in this colony at Elizabeth Street during 1853. By the late 1880s they had branches in New Zealand and New South Wales. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty. Ltd..~~

~~Contributory elements include:~~

- ~~• Victorian-era brick base with basalt footings and punched segmentally-arched fenestration with voussoirs with 1930s modifications;~~
- ~~• Moderne style, two brick Interwar upper levels with parapeted roofline, stopped at one end;~~
- ~~• Dutch hipped roofs behind the parapet; fenestration set in Modernistic horizontal streamlining strips, delineated by projecting head and sill moulds, grooved and rounded at each end;~~
- ~~• multi-pane glazing in steel frames as typical on both sections, with hopper sashes; vertical facade elements terminating elevations, with vertical brick panels and ribbing; and~~
- ~~• contribution to a major industrial complex, that extends over the 19th and 20th centuries. Integrity is good despite the bricks and stone footings having been painted over and new openings at ground level.~~

How is it significant?

~~Briscoe and Co. ironmongers warehouse complex, part, is significant historically and aesthetically to West Melbourne.~~

Why is it significant?

~~Briscoe and Co. ironmongers warehouse complex, part, is significant.~~

- ~~• Historically, as part of a major industrial complex that extends over two centuries, 19th and 20th, its evolution expressive of the development of West Melbourne as a preferred location for industries moving from the central City, close to transport nodes, also as associated with one of Australia's largest Victorian-era hardware firms; and~~
- ~~• Aesthetically, as a successful combination of two major era of the growth of this complex, each one expressive of its creation date, also a major Moderne style design in West Melbourne that parallels with the nearby significant Symington Interwar complex.~~

Locke's house, part 197-199 Roden Street

197 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

~~Two row houses built by A. Oliver in 1886 for speculator, George Locke. For at least ten years, George Locke (or Lock) owned these houses as an investment (1886-1896) and leased them to George Williams and his wife, Richard Thickens and Mrs. Morrell, among others. Builder, A. Oliver of Ireland Street, constructed the pair in 1886.~~

Contributory elements include:

- two-storey stuccoed brick and parapeted row house pair,
- face brick side wall to pitched lane;
- gabled and scrolled cemented entablature with flanking orbs and nail-head mouldings;
- lions heads and brackets on verandah walls;
- common cemented chimneys with cornices ([possibly](#) modified by upper level addition?);
- double-hung sash windows;
- four-panel door, with toplight;
- two-level cast-iron verandahs, with frieze and integral brackets, guilloche pattern balustrade;
- iron palisade fences on stone plinths; and
- contribution to an isolated group of 19th century residences, 195-203 Roden Street.

Integrity is good despite the publicly visible upper-level addition to 197 Roden Street; and missing parapet orbs (refer to image of 197 Roden Street from the North and West Melbourne Conservation Study 1983 for restoration).

How is it significant?

Locke's house, part 197-199 Roden Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Locke's house, part 197-199 Roden Street, is significant.

- Aesthetically, near original examples of a common West Melbourne row house type which contributes to a Victorian-era streetscape (~~Criteria~~ [Criterion E](#)); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne and developed speculatively, as one of many in West Melbourne (~~Criteria~~ [Criterion A](#)).

Locke's house, part 197-199 Roden Street

199 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

[Two row houses built by A. Oliver in 1886 for speculator, George Locke.](#)

~~For at least ten years, George Locke (or Lock) owned these houses as an investment (1886-1896) and leased them to George Williams and his wife, Richard Thickens and Mrs. Morell, among others. Builder, A. Oliver of Ireland Street, constructed the pair in 1886.~~

Contributory elements include:

- two-storey stuccoed brick and parapeted row house pair,
- face brick side wall to pitched lane;
- gabled and scrolled cemented entablature with flanking orbs and nail-head mouldings;
- lions heads and brackets on verandah walls;
- common cemented chimneys with cornices (modified by upper level addition?);
- double-hung sash windows;
- four-panel door, with toplight;
- two-level cast-iron verandahs, with frieze and integral brackets, guilloche pattern balustrade;
- iron palisade fences on stone plinths; and
- contribution to an isolated group of 19th century residences, 195-203 Roden Street.

Integrity is good despite the publicly visible upper-level addition to 197 Roden Street; and missing parapet orbs (refer to image of 197 Roden Street from the North and West Melbourne Conservation Study 1983 for restoration).

How is it significant?

Locke's house, part 197-199 Roden Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Locke's house, part 197-199 Roden Street, is significant.

- Aesthetically, near original examples of a common West Melbourne row house type which contributes to a Victorian-era streetscape ([Criteria Criterion E](#)); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne and developed speculatively, as one of many in West Melbourne ([Criteria Criterion A](#)).

Hessey's house

201 Roden Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	row house
Date(s):	1878
View of place:	2015

Statement of Significance

What is significant?

[House built in 1878 for railways engine driver, George Hessey, who lived there with his wife Maria until their deaths.](#) ~~Railways engine driver, George Hessey, then of 102 Stanley Street West Melbourne, applied to construct this house for himself in 1878. George and Maria Hessey continued to own and occupy the house with their family until their respective deaths in 1904 and 1905.~~

Contributory elements include:

- parapeted stuccoed brick house, of a relatively uncommon early form;
- opening architraves, cemented quoining, a string-mould, and dentilated cornice are part of the ornamentation;
- a transverse gabled roof, clad with iron;
- one-level cast-iron decorated verandah with panelled friezes, brackets;
- double-hung sash windows;
- iron picket fence and gate on stone plinth; and
- contribution to a Victorian-era residential streetscape, 197-203 Roden Street.

Integrity is good despite an altered chimney.

How is it significant?

George Hessey's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

George Hessey's house is significant.

- Aesthetically, an example of a relatively uncommon early West Melbourne row house form, possessing some unusual details and makes a contribution to a Victorian-era streetscape ([Criteria Criterion E](#)); and
- Historically, another of the owner-builders so common in the area, in this case an engine driver, an occupation particularly relevant to West Melbourne's transport and industrial history, also representative of a major growth period (Victorian-era) in West Melbourne ([Criteria Criterion A](#)).

R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory
22-40 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory
Date(s):	1936-
View of place:	2015

Statement of Significance

What is significant?

~~Streamlined Moderne style offices and factory built for corset maker, R. and W.H. Symington and Company (Aust) Pty. Ltd., factory in 1936 to the design of WJ Grassick, as an addition to an existing industrial complex. Corset maker, R. and W.H. Symington and Company (Aust) Pty. Ltd., commissioned this Streamlined Moderne style offices and factory in 1936 at an estimated cost of £20,000 – the designer was WJ Grassick of Collins House. The building joined the other two major structures in this complex, beginning with the former Connibere, Grieve and Connibere hat factory and showroom (3-11 Howard Street), taken over by the Symington firm in 1920. With the addition of this building the complex was among the largest in North and West Melbourne and epitomised the growth of inner urban industry around Melbourne in the Interwar period. The firm gained a great deal of publicity nationally for the design of its Melbourne plant and facilities provided for workers.~~

~~The designer Grassick was also responsible for the nearby vast Moderne Style Commonwealth Wool and Produce Company wool stores, in Sutton Street North Melbourne, and has been the subject of a large article in the Art Deco Society of Australia periodical 'Spirit of Progress'. Grassick's Interwar projects include the Ford Motor Company works Geelong 1925, Yarra Falls Ltd wool store Abbotsford 1927, the Hilton Company Ltd hosiery mill in Brunswick, with similar projects interstate.~~

Contributory elements include:

- two level, plus half-basement, stuccoed parapeted Moderne style factory at a corner site;
- curved corner to Howard Street, joining the former Connibere building;
- two raised vertical elements or features, terminating the façade in Rosslyn Street and marking the entrance;
- slit-like windows in the vertical elements, with use of glass bricks, and a recessed tripartite window group over the entry;
- a streamlined drum (or tank) motif over the entry parapet with flagpole (added), similar to the Relova Laundry design, Richmond;
- reeded giant order pilasters dividing the horizontal strip fenestration between vertical elements;
- multi-pane glazing in steel frames with circular-section cemented columns or mullions; and
- contribution to a large industrial complex that illustrates the change in styles over an extended period, each design by well known architects.

Integrity is good despite the removal of the upper level Gill-sans style lettering identifying the firm. A large visually related apartment development has been added at the west end.

How is it significant?

R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory [building, 22-40](#) Rosslyn Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory, ~~Rosslyn Street~~, is significant.

- Historically, as well-preserved elements in a nationally prominent Interwar industrial complex, also indicative of the Interwar expansion of industry into West Melbourne ~~(Criteria~~[Criterion A](#)~~);~~ and
- Aesthetically, as a well-preserved and successful Moderne style factory building within the City context and a contributory part of a complex that evokes a number of 20th century styles carried out by skilled architectural practitioners ~~(Criteria~~[Criterion E](#)~~).~~

Roslin or Thomas May's house, later Walker house

49-51 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Roslin house, built in 1885 by G.B. Leith to the design of North Melbourne architect, Henry Shalless, for printer, Thomas May and his wife Ann. Roslin was built by G.B. Leith of Brighton Street, Flemington to the design of North Melbourne architect, Henry Shalless, in 1885. Commissioned by the printer, Thomas May and his wife Ann (previously Mrs Walker), the house was occupied by the printer and Ann's son, John Buist Walker. Thomas and Ann May lived in a double-fronted villa at nearby 45 Rosslyn Street (now demolished) until their deaths, in 1905 and 1907 respectively, with Ann's son continuing to live there. J.B. Walker died in 1924, a rich man with an estate value equivalent to \$4,381,420, leading to the apparent end of their printing business.~~

~~Thomas May and JB Walker were principals of the firm Walker, May, and Co. who were well known letterpress printers, stereotype founders, publishers and type founders, active from 1855 to c1924. Thomas May was one of the founding partners, along with John Walker's father, James.~~

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented cornice moulds, blocks and brackets with a raised arched entablature with shell, urns and orbs;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- tiled verandah floor with stone borders;
- double-hung sash windows, and distinctive 3 light group at ground floor with colonettes and panelled sills;
- four-panel entry door with side and top lights;
- cast-iron double palisade front fence and gate on dressed stone footings with cast-iron posts and connecting scrolled garden walls; and
- corner site to lane allowing visibility to side and rear walls.

How is it significant?

Roslin or May's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Roslin or May's house is significant.

- Historically, as closely associated with the well known and successful Colonial printing firm Walker, May and Company, and now the only surviving structure connected with their active years, also well-preserved and thus representative of a major growth period (Victorian-era) in West Melbourne (Criteria Criterion A); and
- Aesthetically, a well-preserved custom-designed late Victorian-era Italian Renaissance Revival style row house with

- most
of the stylistic attributes and finishes of the type, and the work of Henry Shalless who was skilled in row house design.
(~~Criteria~~ [Criterion E](#)).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

62 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- ~~doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is~~
- ~~central and 70-74 Rosslyn Street where it is set in the splayed corner;~~
- ~~single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;~~
- ~~three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and~~
- ~~all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.~~

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

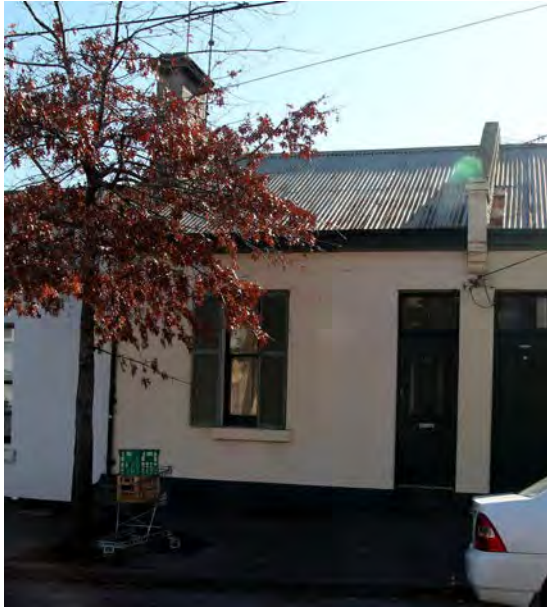
Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well. [\(Criteria Criterion E\)](#); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891. [\(Criteria Criterion A\)](#).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

64 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moe coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well (~~Criteria~~ Criterion E); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (~~Criteria~~ Criterion A).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

66 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street). ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

Contributory elements include:

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- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- ~~doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is~~
- ~~central and 70-74 Rosslyn Street where it is set in the splayed corner;~~
- ~~single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;~~
- ~~three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and~~
- ~~all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.~~

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

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- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891. [\(Criteria Criterion A\)](#).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

68 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

[Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner \(70-74 Rosslyn Street\).](#) ~~These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr. Moore was also an investor in Moo coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages out. The row was built by Thomas Noble, a local builder of Capel Street. Another similar cottage row was built for Dr. Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop and residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.~~

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- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (~~Criteria~~ Criterion A).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part 70-74 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residences
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

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- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891. [\(Criteria Criterion A\)](#).

Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields

101-107 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1944
View of place:	2015

Statement of Significance

What is significant?

[Factory wing designed in 1944 by industrial design specialists, Arthur Peck and Hugh Peck as an addition to the Felton Grimwade and Duerdins Pty. Ltd. chemical manufacturing complex,](#)
(see also 109-133 Rosslyn Street)

Industrial specialists, Arthur Peck and Hugh Peck Architects designed this addition to the existing Felton Grimwade and Duerdins Pty. Ltd. chemical manufacturing complex, applying in 1944 to convert an existing building from a factory to a showroom and erect this new chemical factory wing for an estimated cost of £6548. The ground floor held offices, a laboratory, and packing electrical store rooms. On the first floor were offices, a large laboratory with fume cupboard, balance room, and a dark room along the rear wall, all with a sky lit roof. Later the building was occupied by photo engravers Lyell-Owen Pty. Ltd., and then Creffields, the plan printing and publishing service used by generations of architects and engineers.

Felton Grimwade and Duerdins was established in 1867. Frederick Sheppard Grimwade, a shrewd English businessman, borrowed funds from his father to purchase the Melbourne drug company from Edward Youngman, renamed Felton Grimwade and Company. Alfred Felton, Grimwade's partner, was originally apprenticed to a chemist, and gained prominence from his bequest of more than £2,000,000 to charity and the Melbourne National Gallery. By the late nineteenth century the company was the largest drug house in Victoria and had subsidiary interests in companies in New Zealand and Western Australia. Felton and Grimwade also established a number of other enterprises including bottle manufacturing, an acid works and salt manufacturing.

One of the company's founding members was chemist, botanist and philanthropist Russell Grimwade. He moved the cottage of Captain Cook's father from England to Melbourne in 1933 as a gift to the Australian people for the centenary of Melbourne's founding. Grimwade was also official botanical advisor to the Australian military during the Second World War. In the absence of reliable sources of raw material during wartime, Grimwade grew many source plants on his property, Westerfield, near Frankston. The company of Felton, Grimwade and Duerdins later became known as Drug Houses of Australia.

This project and the nearby 109-133 Rosslyn Street (1942) shows the company as very active on the home front during World War Two when all building work was restricted unless aimed at the war effort. An example of their wartime products included an RAAF Emergency Flying Ration pack, now held in the Australian War Museum.

Contributory elements include:

- two storey face red brick parapeted factory, with matching but higher skillion additions built on an existing wing at the rear;
- pitched roofs behind parapet;
- three-bay symmetrical façade with raised central bay providing for a stepped parapet;
- soldier coursing above openings and across side bays as structural ornament;
- rainwater heads and downpipes arranged symmetrically as part of the facade; and
- multi-pane glazing in steel framing.

Integrity is good despite new entry lobby created central to the facade.

How is it significant?

The Felton Grimwade and Duerdins Pty. Ltd. factory, 101-107 Rosslyn street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Felton Grimwade and Duerdins Pty. Ltd. factory, 101-107 Rosslyn street, is significant.

- Historically, for its association with this important company and its increased capacity during World War Two as part of their war effort, also a well-preserved Interwar industrial building symbolic of this phase of growth in West Melbourne (~~Criteria~~ Criterion A); and
- Aesthetically, a strong Moderne style design using brickwork as its ornament and massing (~~Criteria~~ Criterion E), ~~aligning wit the other Peck design to the west to form a precinct (109-133 Rosslyn Street).~~

**Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty.
Ltd. chemical laboratory, factory and store complex**

109-133 Rosslyn Street, WEST MELBOURNE



Demolished

New grading system: _____ Significant
Place type: _____ Factory
Date(s): _____ 1887-, 1942
View of place: _____ 2015

Statement of Significance

What is significant?

~~Cordial and ginger beer manufacturers, P.G. (Phillip Garnet) Dixon Pty. Ltd., built a store on the site as early as 1860, followed by a factory in 1875; the firm is said to have commenced in 1851 during the Gold Rush. However the main part of the existing complex was erected in 1887, after Dixon's acquisition by Lang and Scott, to the design of well known architects Terry and Oakden. An extensive description and full page etching of the complex appeared in that superb catalogue of the Victorian boom era, 'Victoria and Its Metropolis'. Since, the brewing tower has been reduced in height after a fire in the 1950s and the chimney has been removed.~~

~~In November 1942, Arthur and Hugh Peck Architects, sought a permit to build a factory, at 127-131 Rosslyn Street for Messrs Felton Grimwade and Duerdins Pty. Ltd., wholesale druggists, importers and manufacturing chemists, with the proposed works valued at £9000. Plans show the first floor as the refinery with laboratory bench and sink, along with other floors including basement, ground, and second.~~

~~Abutting at the rear the building permit application drawings show a large brick, one and three storey Victorian era complex including a double gabled store, later converted to a laboratory. This was part of the former Dixon and Co. cordial factory complex of 1887. The previous owners, Duerdin and Sainsbury, had commissioned the builder, Pattinson, to erect a factory on the site in 1915 but its location on the site today is unknown.~~

~~More recently the 1942 building was sensitively converted for use by the architectural firm, the Buchan Group, with little impact on its external integrity.~~

~~Felton Grimwade and Duerdins~~

~~The firm Felton Grimwade and Duerdins was established in 1867. Frederick Sheppard Grimwade, a shrewd English businessman, borrowed funds from his father to purchase the Melbourne drug company from Edward Youngman, renamed Felton Grimwade and Co. Alfred Felton, Grimwade's partner, was originally apprenticed to a chemist, and gained prominence from his bequest of more than £2,000,000 to charity and the Melbourne National Gallery. By the late nineteenth century the company was the largest drug house in Victoria and had subsidiary interests in companies in New Zealand and Western Australia. Felton and Grimwade also established a number of other enterprises including bottle manufacturing and acid works and salt manufacturing.~~

~~One of the company's founding members was chemist, botanist and philanthropist Russell Grimwade. He moved the cottage of Captain Cook's father from England to Melbourne in 1933 as a gift to the Australian people for the centenary of~~

Melbourne's founding. Grimwade was also official botanical adviser to the Australian military during the Second World War. In the absence of reliable sources of raw material during wartime, Grimwade grew many source plants on his property, Westerfield, near Frankston. The company of Felton, Grimwade and Duerdins later became known as Drug Houses of Australia.

This project and the nearby 101 Rosslyn Street (1944) show the company as very active on the home front during World War Two when all building work was restricted unless aimed at the war effort. An example of their wartime products included an RAAF Emergency Flying Ration pack, now held in the Australian War Museum.

Contributory elements include:

1942 wing:

- a three-storey boldly elevated, Moderne style parapeted factory of red brick;
- a projecting four-storey corner bay with tripartite elements at the parapet;
- massing delineated by projecting brick piers and banding;
- fenestration includes a series of paired square and rectangular steel-framed windows with horizontal glazing bars (renewed but similar to original?) and deep reveals to accentuate the bold brick massing;
- faded painted wall sign 'Sparks & Chandler...'; and
- east side wall with imprint of former part of cordial factory complex (double gabled brick wall) on wall, adjoining car park.

Dixon and Co. Wings 1887:

- two-colour brick, one-storey warehouse and three-storey brewing tower (reduced in height from 6 levels after 1950s fire);
- double gabled roof form for store with vented monitor roofline, corrugated iron clad and trimmed by parapet walls ornamented with cream moulded cornices;
- segmentally arched openings trimmed in cream or white bricks, with stone sills;
- former brewing tower of three levels divided off with string moulds, each level with small, segmentally arched double-hung sash windows; and
- adjoining stone-paved lane.

How is it significant?

Felton Grimwade and Duerdins Factory complex is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The former Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. complex, at 133 Rosslyn Street, West Melbourne, is significant.

- Historically, for the long occupation of the site as P.G. Dixon's cordial factory, claimed to be the most extensive in Australia in the boom era of the late 19th century, and made more valuable today by the extensive contemporary description and illustration in 'Victoria and Its Metropolis' that greatly aids its interpretation;
- for the close association with the nationally prominent Felton Grimwade and Duerdins Pty. Ltd., wholesale druggists, importers and manufacturing chemists who were particularly active during the Second World War as a strategic industry allowed to expand during wartime building restrictions, also
- the associated with the Grimwade family and Alfred Felton, a prominent Melbourne philanthropist;
- Aesthetically, the Victorian-era part of the complex is extensive and highly representative of its construction date and the Interwar main building is a bold Moderne design and relatively intact, as a good example of Interwar factory design, and a prominent element in the streetscape created by this complex with 101 Rosslyn Street.

Australian Biscuit Company Ltd. stores

300 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1889
View of place:	2015

Statement of Significance

What is significant?

Australian Biscuit Company Ltd. stores erected in 1889 to the design of architect John Birtwistle; the builders were Peirson and Wright of Carlton. ~~Located conveniently next to the railway, the Australian Biscuit Company Ltd. stores were erected in 1889 to the design of architect John Birtwistle; the builders were Peirson and Wright of 105 Canning Street, Carlton. This coincided with the construction of the company's new Jeffcott Street factory, as shown in c1895 on MMBW Detail Plans as the 'Australian Steam Biscuit Works' and located on the north side near King Street opposite Montgomerie's Brewery. The Australian Biscuit Company factory was badly damaged by fire in 1897, meaning that the company liquidated soon afterwards and these stores changed hands. Turner and Co., sauce manufacturers used it for a time, followed by manufacturing chemists, Duerdin and Sainsbury, and W. K. Burnside and Co., merchants.~~

~~The architect James Birtwistle also designed the spectacular mansion Illawarra, Illawarra Crescent, Toorak in 1889 and the Preston Town Hall complex in 1893.~~

Contributory elements include:

- three level parapeted face brick and cemented stores;
- three hipped roof bays behind parapet;
- cemented entablature, cornice moulds, string moulds and a central raised gabled entablature;
- small punched segmentally arched openings with voussoirs as indicative of its use as storage, with some timber double-hung sash windows on north face ground level; and
- major corner element, echoed on the next corner by the Interwar former Fitchett building at 240 Stanley Street and
- complementary to the Victorian-era streetscape backing onto the site in Stanley Street.

Integrity is good despite window joinery having been replaced, with multi-pane steel framed glazing on north windows;

ground level openings refitted, bricks painted over.

How is it significant?

Australian Biscuit Company Ltd stores is significant historically and aesthetically to West Melbourne.

Why is it significant?

Australian Biscuit Company Ltd stores is significant.

- Historically, as the only built trace of this large and well publicised company (Criteria Criterion A); and
- Aesthetically, as relatively well-preserved and large, late Victorian-era stores, a now rare building type in North and West Melbourne, also custom designed by James Birtwistle who was responsible for some significant buildings in the same era and a major Victorian-era streetscape corner element, as a continuation from Stanley Street (Criteria Criterion E).

Melbourne Assessment Prison (former Melbourne Remand Centre)

~~Melbourne Remand Centre, later Assessment Prison~~

317-353 ~~317~~ Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Prison
Date(s):	1989
View of place:	2015

Statement of Significance

What is significant?

~~Melbourne Assessment Prison, (former Melbourne Remand Centre) and opened in 1989, is a good example of Post-Modern design by architects in association Godfrey Spowers and Darryl Jackson AO. in association Melbourne Remand Centre, later the Melbourne Assessment Prison, was originally built to accommodate Melbourne's remand prisoners and is located on the site of the former Western Hotel on the corner of Spencer Street and La Trobe Street. It opened in 1989.~~

~~Designed by architects in association, Godfrey Spowers and Darryl Jackson, the building is a significant Post-Modern design, referencing the nearby significant Victorian-era Sands and McDougall building. Around the time of designing this project Jackson achieved the following recognition: (1981) The first Australian architect to be awarded the Sir Zelman Cowen Award; (1987) Royal Australian Institute of Architects Gold Medal; and (1990) appointed an Officer of the Order of Australia on 26 January 1990 for his service to architecture, soon after the opening of this building.~~

Contributory elements include:

- pressed red brick parapeted form loosely inspired by Italian Renaissance palazzo forms;
- four levels with two attic storeys above, set in deeply recessed bayed elevations with giant-order piers;
- loggia at ground level and splayed corner;
- banding and diaper patterns applied in cream brick to facade;
- punched openings in façade as slits or squares in attic levels;
- fenestration wall to north side rear with tympanum motif; and
- red and cream brick pierced and panelled yard wall at rear.

How is it significant?

The Melbourne Assessment Prison former Melbourne Remand Centre ~~Melbourne Remand Centre~~ is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Melbourne Assessment Prison former Melbourne Remand Centre ~~Melbourne Remand Centre~~ is significant.

- Historically, as a well-preserved, large scale and the only modern custom-designed prison complex active within the City of Melbourne, which is associated with a number of notorious prisoners, with an associated rich history that includes notorious prisoners such as Lester Ellis, Peter Knight, and Peter Gibb (Criterion A); and
- Aesthetically, among the largest and most articulate Post Modern design in the City of Melbourne from an era when design context was as important as the design itself, in this case referencing the significant Sands and McDougall building nearby. The building provides a contemporary contribution to the industrial character of West Melbourne; and

associated with architect, Daryl Jackson, who was recognised nationally at this time for the excellence of his design work in Australia (~~Criteria~~[Criterion E](#)).

Sands and McDougall precinct

355-371 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory, warehouse
Date(s):	1889, 1900, 1914
View of place:	2015

Statement of Significance

~~Sands and McDougall precinct~~

Sands and McDougall precinct: buildings at 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street;

What is significant?

Contributory features or elements of this place include:

Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9, designed by Thomas Watts and Sons.

- close association with ~~with~~ Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Victorian-era fabric;
- a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- bracketed cement hood over the entry;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.

Sands and McDougall Pty. Ltd. Warehouse, 371 Spencer Street, 1900, designed by Thomas Watts and Sons.

- close association with ~~with~~ Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Edwardian-era fabric;
- a three-storey, red brick and stucco parapeted warehouse adjoining the factory;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.

Openings altered with single pane glazing in place of double-hung sash windows, entry altered.

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914, designed by Arthur & Hugh Peck.

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building; and
- double gabled parapeted roofline, corrugated iron clad roof behind.

Openings altered, entry altered.

Sands and McDougall Pty. Ltd. box factory, 83-113 Batman Street, 1927-8, 1937-1940, designed by Arthur & Hugh Peck.

- close association with ~~with~~ Sands and McDougall Pty. Ltd. and Arthur & Hugh Peck architects;
- interwar fabric;
- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;
- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings; and
- some vertical boarded external doors.

Strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

WG Goetz and Son Pty. Ltd. 115 Batman Street, 1925, 1935, designed by Joy & McIntyre Consulting and Designing Engineers and Architects; Joy & Dixon, Architects & Engineers

- association with WG Goetz and Son Pty. Ltd.;
- interwar fabric;
- two level red brick parapeted and gabled facades (with major upper level tower addition);
- deeply moulded cement string mould and cemented lintels;
- punched openings (altered); and
- panelled brickwork bays.

Sands and McDougall wood working building, 135 Batman Street, Interwar.

- close association with with Sands and McDougall Pty. Ltd.
- interwar fabric;
- one-level red brick parapeted factory, with pitched corrugated iron clad roof;
- piered and panelled parapet;
- bracketed cornice moulding;
- punched openings; and
- double-hung sash windows, timber-framed.

W O'Donnell engineers workshop, at 23 Franklin Place, c1900-1918

- association with W O'Donnell engineers;
- Edwardian-era fabric;
- red brick, two-level parapeted and gabled workshop building.

What is significant?

~~Sands and Kenny (1857-61) and Sands and McDougall, (1862-c1974) were the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the 'Directory of Victoria' providing the longest issue of any other directory publisher in Victoria. They also published a directory of Canberra.~~

~~From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Flinders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Products made there included cardboard and paper containers, maps, those associated with book-binding and general stationery and letterpress printing was combined with general publishing.~~

~~Thomas Watts and Sons accepted tenders for erection of the adjoining 3 level warehouse in Spencer Street, Melbourne in 1900 for Sands and McDougall Ltd. In 1914 Reynolds Bros of 118 Rose Street Fitzroy erected a factory for Sands and McDougall, West Melbourne in Jeffcott Street designed by Arthur and Hugh Peck.~~

~~The design firm, Thomas Watts and Sons, is also known for commercial buildings, such as Robb's Building (1866) formerly in Collins Street; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne (since renovated as apartments).~~

~~Reputedly riveted wrought-iron columns and beams are the internal structure with timber floors fire-proofed by the Traegerwellbech arched corrugated-plate linings, with in combustible infill. The former Victoria Bond 565-71 Lonsdale Street, Melbourne—a five-storey store claimed as the first to use the all-wrought-iron frame combined with the Traegerwellbech system, 1887, since demolished. As befits its manufactory function, ornament derived from the Italian~~

~~Renaissance is applied sparingly (refer later Laurens – Munster Terrace complex).~~

~~Contributory elements include:~~

~~Buildings at 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street; Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9~~

- ~~• a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;~~
- ~~• symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;~~

- ~~cemented parapet cornice and string moulds dividing the storeys;~~
- ~~basalt sills and voussoirs to formerly double-hung sash window openings;~~
- ~~bracketed cement hood over the entry;~~
- ~~painted wall signs with the firm's name on north and south sides; and~~
- ~~contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.~~

~~Sands and McDougall Pty. Ltd. Warehouse, 371 Spencer Street, 1900~~

- ~~a three-storey, red brick and stucco parapeted warehouse adjoining the factory;~~
- ~~symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;~~
- ~~cemented parapet cornice and string moulds dividing the storeys;~~
- ~~basalt sills and voussoirs to formerly double-hung sash window openings;~~
- ~~painted wall signs with the firm's name on north and south sides; and~~
- ~~contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.~~

~~Openings altered with single-pane glazing in place of double-hung sash windows, entry altered.~~

~~Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914~~

- ~~face brick (bricks painted over) one-level plus basement building set on a stone-paved lane between it and the main building; and~~
- ~~double-gabled parapeted roofline, corrugated iron-clad roof behind.~~

~~Openings altered, entry altered.~~

~~Sands and McDougall Pty. Ltd. box factory, 83-113 Batman Street, 1927-8, 1937-1940~~

- ~~four and five-level face red brick factory building in a bold and austere proto-Modern style;~~
- ~~eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;~~
- ~~visual reinforcement of each end with lesser pier spacing;~~
- ~~multi-gabled side elevations to lanes;~~
- ~~pitched roofs behind parapets;~~
- ~~some remaining steel framed multi-pane glazing to end bays;~~
- ~~concrete lintels expressed across openings; and~~
- ~~some vertical boarded external doors;~~

~~Strong visual and historical link to the adjoining Sands and McDougall complex and the former Goez building on the west (redeveloped).~~

~~WG Goez and Son Pty. Ltd, 115 Batman Street, 1925, 1935~~

- ~~two-level red brick parapeted and gabled facades (with major upper-level tower addition);~~
- ~~deeply moulded cement string mould and cemented lintels;~~
- ~~punched openings (altered); and~~
- ~~panelled brickwork bays.~~

~~Sands and McDougall wood-working building, 135 Batman Street, Interwar.~~

- ~~one-level red brick parapeted factory, with pitched corrugated iron-clad roof;~~
- ~~piered and panelled parapet;~~
- ~~bracketed cornice moulding;~~
- ~~punched openings; and~~
- ~~double-hung sash windows, timber-framed.~~

~~W O'Donnell engineers workshop, at 23 Franklin Place~~

- ~~red brick, two-level parapeted and gabled workshop building.~~

How is it significant?

Sands and McDougall precinct is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

Sands and McDougall complex precinct is significant.

- Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of

State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century. The adjacent contributory buildings from the Interwar period use the same architectural language and materials but with a modern interpretation [\(Criteria Criterion E\)](#); and

- Historically, the complex includes the most of the known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, with the Goetz factory also representing a specialised area of manufacture that differs from the more typical heavy industry [\(Criteria Criterion A\)](#).

McLeod's row house and shop, later Edwards' general store (part)

362-364 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house later shop & residence row
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

~~Row house and corner shop and residence built by James Lever in 1868 for Norman McLeod. James Lever, of Jeffcott Street West Melbourne, erected two two-storey brick houses in 1868 near the corner of Jeffcott and Spencer Streets for Norman McLeod. This was four years after the Crown Grant for the land was made to H. Thomas. The McLeods lived at 364 Spencer Street and leased out 362 as a corner shop and residence. The MMBW Detail Plan of c1895 shows the context for the corner shop, as long house rows adjoining in Spencer and Jeffcott Streets. By 1900, both buildings were classed as shops. Predeceased by his wife, Norman McLeod died here in 1900, leaving household effects to his daughter Margaret Susanna and tools to his son Norman.~~

Contributory elements include:

- two storey parapeted stuccoed row house and corner shop in a simple Italian Renaissance Revival style;
- cemented cornice and string moulds, quoining and brackets with a raised pedimented entablature at the corner splay;
- originally face brick side and rear walls;
- punched window openings, with moulded cemented architraves and bracketed sills;
- corner entry doorway and toplight; and
- traditional corner siting for Victorian-era shop or commercial building.

Changes include additions, removal of the roof and chimneys, revision of the ground floors facing Jeffcott and Spencer Street, with new openings, refit of all openings. The integrity is only fair but the simple form of the building remains symbolic of the first Crown Grant era.

How is it significant?

McLeod's row house and shop are significant historically to West Melbourne.

Why is it significant?

McLeod's row house and shop are significant.

- Historically and socially, as symbolic of the first Crown Grant era and the simple form of commercial architecture that dated from that period also as a corner grocery for a long period serving the former residential area around it. [\(Criteria Criterion A\).](#)

Sands and McDougall Ltd factory and warehouse complex, warehouse part,

371 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Warehouse
Date(s):	1900
View of place:	2015

Statement of Significance

Part Sands and McDougall Pty Ltd. complex.

What is significant?

Contributory features or elements of this place include:

Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9, designed by Thomas Watts and Sons.

- close association with with Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Victorian-era fabric;
- a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- bracketed cement hood over the entry;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.

Sands and McDougall Pty. Ltd. Warehouse, 371 Spencer Street, 1900, designed by Thomas Watts and Sons.

- close association with with Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Edwardian-era fabric;
- a three-storey, red brick and stucco parapeted warehouse adjoining the factory;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.

Openings altered with single pane glazing in place of double-hung sash windows, entry altered.

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914, designed by Arthur & Hugh Peck.

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building; and

- double gabled parapeted roofline, corrugated iron clad roof behind.

Openings altered, entry altered.

Sands and McDougall Pty. Ltd. box factory, 83-113 Batman Street, 1927-8, 1937-1940, designed by Arthur & Hugh Peck.

- close association with with Sands and McDougall Pty. Ltd. and Arthur & Hugh Peck architects;
- interwar fabric;
- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;
- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings; and
- some vertical boarded external doors.

Strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

Sands and McDougall wood working building, 135 Batman Street, Interwar.

- close association with Sands and McDougall Pty. Ltd.
 - interwar fabric;
 - one-level red brick parapeted factory, with pitched corrugated iron clad roof;
 - piered and panelled parapet;
 - bracketed cornice moulding;
 - punched openings; and
 - double-hung sash windows, timber-framed.
- ~~Sands and Kenny (1857-61) and Sands and McDougall, (1862-1974) were the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the 'Directory of Victoria' providing the longest issue of any other directory publisher in Victoria. They also published a directory of Canberra.~~

~~From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Flinders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Products made there included cardboard and paper containers, maps, those associated with book-binding and general stationery and letterpress printing was combined with general publishing.~~

~~Thomas Watts and Sons accepted tenders for erection of the adjoining 3 level warehouse in Spencer Street, Melbourne in 1900 for Sands and McDougall Ltd. In 1914 Reynolds Bros of 118 Rose Street Fitzroy erected a factory for Sands and McDougall, West Melbourne in Jeffcott Street designed by Arthur and Hugh Peck. The design firm, Thomas Watts and Sons, is also known for commercial buildings, such as Robb's Building (1866) formerly in Collins Street; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne (since renovated as apartments).~~

~~Reputedly riveted wrought iron columns and beams are the internal structure with timber floors fire proofed by the Traegerwellbech arched corrugated plate linings, with in combustible infill. The former Victoria Bond 565-71 Lonsdale Street, Melbourne -- a five-storey store claimed as the first to use the all-wrought-iron frame combined with the Traegerwellbech system, 1887, since demolished. As befits its manufactory function, ornament derived from the Italian Renaissance is applied sparingly (refer later Laurens - Munster Terrace complex).~~

~~Contributory elements include:~~

~~Main wing 1888-9~~

- ~~a grand six storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;~~
- ~~symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;~~

- ~~cemented parapet cornice and string moulds dividing the storeys;~~
- ~~basalt sills and voussoirs to formerly double-hung sash window openings;~~
- ~~bracketed cement hood over the entry;~~
- ~~painted wall signs with the firm's name on north and south sides; and~~
- ~~contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.~~

~~Warehouse, Spencer Street 1900:~~

- ~~a three-storey, red brick and stucco parapeted warehouse adjoining the factory;~~
- ~~symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;~~
- ~~cemented parapet cornice and string moulds dividing the storeys;~~
- ~~basalt sills and voussoirs to formerly double-hung sash window openings;~~
- ~~painted wall signs with the firm's name on north and south sides; and~~
- ~~contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.~~

~~Openings altered with single-pane glazing in place of double-hung sash windows, entry altered.~~

~~Jeffcott Street factory 1914:~~

- ~~face brick (bricks painted over) one level plus basement building set on stone paved lane between main building; and~~
- ~~double gabled parapeted roofline, corrugated iron-clad roof behind.~~

~~Openings altered, entry altered.~~

How is it significant?

The Sands and McDougall factory and warehouse complex is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

The Sands and McDougall factory and warehouse complex is significant.

- Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-protected framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century [\(Criteria Criterion E\)](#); and
- Historically, the complex includes the earliest known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, representing a specialised area of manufacture that differs from the more typical heavy industry [\(Criteria Criterion A\)](#).

Alexander Dick's house also Tinto House, later Curtin House

384 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

~~House built by contractor and speculator, Alexander Dick, for his own use in 1879. Contractor, Alexander Dick, then of 158 Spencer Street, applied to the City of Melbourne to build a large two-storey house here in 1879. Like other West Melbourne residents, Dick was a small scale developer who built residential and industrial projects in Melbourne and West Melbourne. He died a rich man at this house in 1886, with an estate of equivalent value of \$2,954,980. Adjoining was a long house row he had developed just before his death (since demolished).~~

Contributory elements include:

- two storey parapeted brick and stuccoed row house;
- cemented cornice moulds, rosettes, with a raised segmentally arched entablature;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with corrugated iron cladding and chimney;
- originally two storey verandah since rebuilt;
- double-hung sash windows in both segmentally and fully arched openings with pronounced voussoirs; and
- ~~contribution to a valuable Edwardian and Victorian-era streetscape and located opposite the highly significant Sands~~
- ~~and McDougall complex.~~

Integrity is only fair, with painting of the bricks, changes to entry and toplight, altered verandah and upper level window, and an altered fence. The building has some historical value.

How is it significant?

Alexander Dick's house also Tinto house, is of historical significance to West Melbourne.

Why is it significant?

Alexander Dick's house also Tinto house, is significant.

- Historically, as an altered representative of the late Victorian-era building boom in West Melbourne while also the creation of one of the successful practitioners of that boom, Alexander Dick. Also contributory to a valuable Edwardian and Victorian-era streetscape and located opposite the highly significant Sands and McDougall complex_ [\(Criteria Criterion A\)](#).

Aaron Danks' factory-warehouses

386-394 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory, warehouse
Date(s):	1908-9
View of place:	2015

Statement of Significance

What is significant?

~~Warehouse erected by W.F. Holden for hardware merchant and benefactor Aaron Danks (later Sir Aaron Danks), to the design of the renowned architect, Charles A. D'Ebro, in 1908-9. W.F. Holden erected this warehouse for hardware merchant and benefactor Aaron Danks (later Sir Aaron Danks), to the design of the renowned architect, Charles A. D'Ebro, in 1908-9. Aaron Danks was a principal of the firm John Danks and Son, one of the oldest hardware merchandisers in the Colony. In 2015 Danks Holdings Limited was claimed as one of the oldest family businesses in Australia's top 500 companies, and the largest independent hardware wholesale distribution operation in the country.~~

~~The factory, warehouses were leased out to Herbert Adams Pty. Ltd., cake makers, and the Southern Cross Manufacturing Company, among others.~~

~~Architect, Charles D'Ebro has a number of his designs included on the Victorian Heritage Register, specialising in the Edwardian Freestyle and Edwardian Baroque styles, such as the Gollin and Company office building, Bourke Street, Melbourne (Victorian Heritage Register H0685).~~

Contributory elements include:

- two storey face brick parapeted Edwardian Freestyle factory warehouses;
- three-bay façade divided by deep, brick bullnose-profile piers with cemented parapet entablatures, and moulded terracotta cornices;
- central bay with raised gabled entablature bearing the date on a panel;
- ribbing applied to piers, emanating from cement orbs on the cappings and terminated on cemented cartouches;
- ox-bow shaped string moulds over segmentally arched upper level openings, with bullnose brick reveals and moulded strings as sills;
- face red brick side and rear walls, with concrete lintols over timber famed window groups;
- terracotta wall vents;
- pitched roofs behind the parapet in three hipped sawtooth bays clad with corrugated iron and clerestory lighting to the upper level;
- double-hung timber sash upper level windows;
- ground level openings set within piers with an uncommon bullnose profile ribbed soffit over; and
- part altered early shopfront and entry door at 394 Spencer Street.

Bricks painted over and ground level joinery changed.

How is it significant?

Aaron Danks' factory-warehouses ~~are~~is significant historically and aesthetically to West Melbourne.

Why is it significant?

Aaron Danks' factory-warehouses ~~are~~is significant.

- Historically, for its association with the important figure, Aaron Danks, in his managerial role for the company John Danks after his father's death, and as one of the oldest buildings surviving commissioned by this vast Danks company_ (~~Criteria~~Criterion A); and
- Aesthetically, a good example of Charles D'Ebro's work, a specialist in the application of Edwardian-era or Arts and Crafts Freestyle to commercial buildings (~~Criteria~~Criterion E).

Bennett's Dalston Bakery

405-407 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence, bakery
Date(s):	1906
View of place:	2015

Statement of Significance

What is significant?

Shop and dwelling erected by John Timmins in 1906 for Mrs Bennett, at the corner of Spencer and Franklin Streets to the design of architect R. M. King for use by Henry William Bennett, baker. ~~John Timmins of James Street, Northcote erected this shop and dwelling in 1906 for a Mrs Bennett, at the corner of Spencer and Franklin Streets to the design of architect R. M. King. Once built, the shop was run by Henry William Bennett, baker. By the early 1920s, Bennett had expanded along Spencer Street into 409 and 411 Spencer Street.~~

~~Henry retired but Victor Hugo Bennett and Emma Elizabeth Bennett continued baking here well into the 1930s. Hugo died in 1954 leaving a sizeable estate worth £51,950.~~

Contributory elements include:

- two storey parapeted face red brick and cement Queen Anne style complex on stone footings;
- pitched roofs behind parapets, clad with corrugated iron;
- impressive row of red brick corbelled chimney to bakery rear wall, signalling function;
- cemented chimney to shop and residence;
- black brick string mould at sill level;
- baker's shop at corner with splayed corner entry;
- cemented cornice and parapet entablature with the name 'H Bennett est 1850' and 'Dalston Bakery', scrolled around end chimney;
- traces of old signage on bakery side wall;
- cemented voussoirs over original openings;
- scrolled broken pediment to raised entablature at corner;
- double-hung sash windows upper level, staggered on side elevation;
- skillion form bakery at rear with pitched crossing to courtyard between shop and bakery; and
- contribution to Edwardian-era and Interwar commercial streetscape along Spencer Street.

Integrity is good despite Edwardian-era windows added to the upper level, painting over of some bricks and stonework, and the corner entry and shopfront having been bricked in on ground level. The entry has been part reopened since 1983 (see North and West Melbourne Conservation Study 1983).

How is it significant?

Bennett's Dalston Bakery is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Bennett's Dalston Bakery is significant.

- Historically, closely linked with the Bennett family of bakers and a bakery and shop over an extended period, also representative of the end of a major growth period in West Melbourne also as a now rare Edwardian-era bakery and baker's shop and residence complex within the City (Criteria Criterion A); and
- Aesthetically, a custom-designed strong corner Edwardian-era complex with distinctive detailing and bold massing in the Queen Anne style also contributory to a minor commercial Edwardian-era streetscape along Spencer Street (Criteria Criterion E).

Australian Glass Manufacturers Co. Ltd. (façade only)

420 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Showroom
Date(s):	1937
View of place:	2015

Statement of Significance

What is significant?

[Streamlined Moderne style commercial façade commissioned by Australian Glass Manufacturers Co. Ltd. and designed by H.W. And F.B. Tompkins for completion in 1937.](#)

(development project in construction)

~~Streamlined Moderne style commercial façade building commissioned by Australian Glass Manufacturers Co. Ltd. and designed by H.W. And F.B. Tompkins for completion in 1937. The building was constructed as a showroom, with large internal spaces, using contemporary materials and styling as a showcase for their products. The interior has since been removed but the firm's products, such as glass bricks, remain on the facade.~~

Contributory elements include:

- parapeted two storey stuccoed and terra-cotta parapeted show room and offices (façade) in the Streamlined Modern style;
- corner site with two principal elevations;
- five-bay main façade facing Spencer Street with three grooved fins to the centre glazed panel, flagpole above on tripartite support and the address in metal lettering, '420 Spencer St' under,
- three-bay façade to Dudley Street with stepped parapet over the centre bay;
- use of terracotta faience as streamlining, tiled dados;
- use of vertical fins and horizontal fluted spandrels, flat and curved surfaces as an interplay of form and finish rather than applied ornament;
- large panels of glass brickwork, a company product; and
- metal windows and door frames.

How is it significant?

Australian Glass Manufacturers Co. Ltd. (façade) is significant historically and aesthetically to West Melbourne

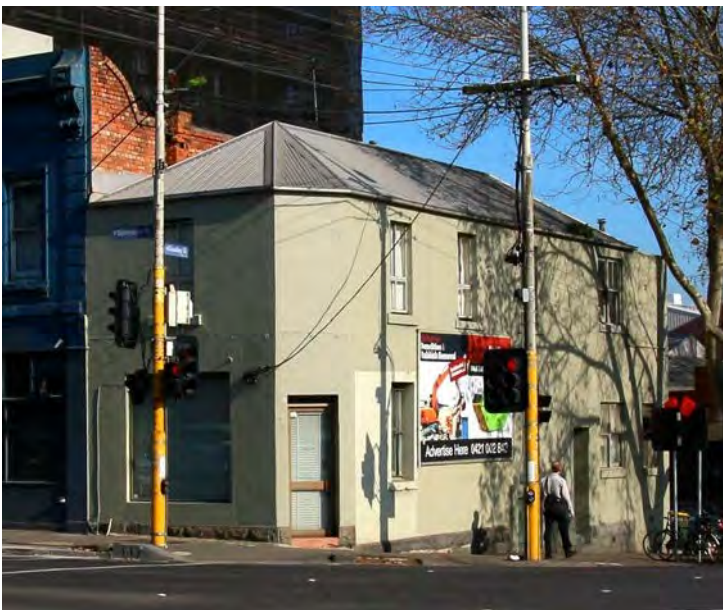
Why is it significant?

Australian Glass Manufacturers Co. Ltd. (façade) is significant.

- Historically, as the local headquarters and showroom of the important Australian firm, Australian Glass Manufacturers, whose products aided in the development of Modernist glass-oriented architecture in the following decades also as a showpiece for this type of architecture to be emulated ([Criteria Criterion A](#)); and
- Aesthetically, as a good example of the Streamline Moderne style designed by H.W. [a](#)And F.B. Tompkins who were responsible for a number of significant commercial buildings in the Melbourne business centre in the interwar period, notably Myers store in Bourke Street ([Criteria Criterion E](#)).

Victorian-era commercial streetscape

437-441 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residences
Date(s):	1868-c1890
View of place:	2015

Statement of Significance

Victorian-era commercial streetscape, 437-441 Spencer Street, West Melbourne

What is significant?

[Commercial Victorian-era streetscape at 437-441 Spencer Street, West Melbourne includes the early shop and dwelling at 441 constructed in 1868 for John Crabtree. and the shop and residence at 437 as an altered Victorian-era structure which exemplifies the change in commercial styling.](#) ~~The commercial streetscape at 437-441 Spencer Street, West Melbourne includes the early shop and dwelling at 441 which was constructed in 1868 for John Crabtree. Sands and McDougall directories indicate that there was an earlier building on the site, occupied by Nankivell Fanning and Co. stores, but described as vacant in 1865 and 1866 and then not listed at all in 1867 and 1868. In 1869 the building is shown, occupied by John Crabtree. In 1872 the building was occupied by John Andrews, a tailor, and then from 1873 until 1890 by a number of hairdressers and tobacconists. The shop and residence at 437 is an altered Victorian era structure which exemplifies the~~

~~change in commercial styling.~~

Contributory elements in the streetscape include:

- double storey rendered Victorian-era shops and residences, set on bluestone footings;
- cemented parapeted façade on 437 with moulded architraves, cornice and blocks on brackets;
- Italian Renaissance Revival styling on 437;
- traditional splayed corner entry for 441;
- double-hung sash windows on 437;
- shopfront on the narrow Spencer Street façade of 441, now altered; and
- corrugated galvanised steel simply hipped roofs.

All of the other windows have also been replaced on 441, probably originally double hung sashes.

How is it significant?

Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant historically to West Melbourne.

Why is it significant?

This Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant.

- Historically, the streetscape demonstrates both an early and later Victorian-era phase of commercial development of West Melbourne in the mid-nineteenth century. (~~Criteria~~[Criterion A](#)).

Crabtree's tailor shop and residence, part Victorian-era commercial streetscape
441 Spencer Street, WEST MELBOURNE
New grading system: Significant and Contributory



Place type: Shop & residence
Date(s): 1868
View of place: 2015

Statement of Significance

Victorian-era commercial streetscape, 437-441 Spencer Street, West Melbourne

What is significant?

The commercial streetscape at 437-441 Spencer Street, West Melbourne includes the early shop and dwelling at 441 which was constructed in 1868 for John Crabtree. Sands and McDougall directories indicate that there was an earlier building on the site, occupied by Nankivell Fanning and Co. stores, but described as vacant in 1865 and 1866 and then not listed at all in 1867 and 1868. In 1869 the building is shown, occupied by John Crabtree. In 1872 the building was occupied by John Andrews, a tailor, and then from 1873 until 1890 by a number of hairdressers and tobacconists. The shop and residence at 437 is an altered Victorian-era structure which exemplifies the change in commercial styling.

Contributory elements in the streetscape include:

double-storey rendered Victorian-era shops and residences, set on bluestone footings;
cemented parapeted façade on 437 with moulded architraves, cornice and blocks on brackets;
Italian Renaissance Revival styling on 437;
traditional splayed corner entry for 441;
double-hung sash windows on 437;
shopfront on the narrow Spencer Street façade of 441, now altered; and
corrugated galvanised steel simply hipped roofs.
All of the other windows have also been replaced on 441, probably originally double hung sashes.

How is it significant?

Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant historically to West Melbourne.

Why is it significant?

This Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant. Historically, the streetscape demonstrates both an early and later Victorian-era phase of commercial development of West Melbourne in the mid-nineteenth century.

Brown's factory, later Preston Motors Pty. Ltd.

445 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1935
View of place:	2015

Statement of Significance

What is significant?

Moderne style factory built in 1935 by WG Rothwell for E.W. and E.S. Brown Esq. later used by Preston Motors Pty. Ltd. for a service station and their West Melbourne showroom. WG Rothwell of Richmond built this factory, at the corner of Spencer and Dudley Streets, for E.W. and E.S. Brown Esq. of 120 Orrong Crescent, Caulfield 1935.

~~Constructed for an estimated cost of £3000, the factory was set on one and two levels, taking advantage of the hillside site. The brick building had steel-framed windows, roller shutter doors, concrete floors, and steel trussed roofing. The proposed façade showed more stylised Moderne elements than were built.~~

~~The building was later used by Preston Motors Pty. Ltd. for a service station and their West Melbourne showroom for Chevrolet and other imported automobile brands. Images of the building from this era were used on Preston Motors' web site in 2015.~~

Contributory elements include:

- parapeted one and two storey Moderne style face brick factory on corner site;
- three-colour brickwork, brown or manganese and red as vertical and horizontal panels, and cream as string moulds and basket weave panels set into piers;
- soldier coursing over openings and as a parapet capping also squints as sills;
- concrete lintols;
- twin gabled roofs behind the parapet; and
- steel framed multi-pane glazing

How is it significant?

Brown's factory, later Preston Motors Pty. Ltd., is significant historically and aesthetically to West Melbourne.

Why is it significant?

Brown's factory, later Preston Motors Pty. Ltd., is significant.

- Historically, for the building's link with the ongoing and successful motor retailing firm of Preston Motors also as a representative of the Interwar industrial development that overtook this part of West Melbourne (Criteria Criterion A); and
- Aesthetically, as a good and well-preserved example of Moderne design using coloured and pattern brickwork (Criteria Criterion E).

Hotel Spencer

475 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1926-7
View of place:	2015

Statement of Significance

What is significant?

~~Greek Revival style hotel created by hotel design specialists Sydney Smith Ogg and Serpell for Mrs M Riordan for completion by 1927. Hotel specialist architectural firm, Sydney Smith Ogg and Serpell Architects, designed this Greek Revival style hotel for Mrs M Riordan for an estimated £8490. A building permit application was lodged at the end of 1926, with completion by 1927.~~

~~The ground floor included a sizeable bar area, bar parlour, parlour, residential entry lobby, dining room, and an adjoining kitchen. First and second floors held bedrooms with one sitting room and one balcony per street elevation.~~

~~Sydney Smith Ogg and Serpell designed many fine Interwar hotels and commercial buildings, many of which are in the heritage overlay or on the Victorian Heritage Register (for example Prince Albert Hotel 149 Douglas Parade Williamstown).~~

Contributory elements include:

- Greek Revival style parapeted and stuccoed three-level corner hotel;
- stepped parapet over a deep bracketed cornice;
- three bay Spencer Street façade and seven bay Rosslyn Street elevation, set on a high, ruled cement podium base;
- giant order pilasters framing a central recessed façade bay with balconies and wrought iron balustrade incorporating the saltire cross motif;
- Egyptian motifs such as the scarab beetle and reeded capitals;
- bas-relief letters spelling out 'Hotel Spencer' on the podium and upper level of both elevations; and
- double-hung sash windows with lattice pattern sashes set within vertical strips and separated by moulded spandrels.

Integrity is good despite the removal of dado tiles, addition of intrusive service elements and a large sign attached to the parapet. Ground level openings have been changed.

How is it significant?

Spencer Hotel, later Hotel Spencer, is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Spencer Hotel later Hotel Spencer is significant.

- Historically and socially, as a local corner hotel and gathering place for the West Melbourne community over time [\(Criteria A, G\)](#); and
- Aesthetically, as a superior Greek revival style hotel example, carried out by the important architectural firm, Sydney Smith Ogg and Serpell, also a major, although isolated, traditional corner streetscape element [\(Criteria Criterion E\)](#).

Commercial streetscape, 491-501 Spencer Street

~~491-501 Spencer Street~~, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1866-c1905
View of place:	2015

Statement of Significance

Commercial streetscape 491-501 Spencer Street

What is significant?

Commercial streetscape that includes at its core the shop and dwelling at 499 Spencer Street built by Farnsworth and Potts for butcher Robert Barnes by 1880 and to a design by North Melbourne architect Henry Shalless, in a significant Edwardian and Victorian-era commercial streetscape, 491-501 Spencer Street, most of which was once owned by Barnes.

- Other contributory buildings in this streetscape include:
- Ethelboro or Clarke's house at 491 built from 1866 onwards;
- Clark and Heron's building at 493 built c1905,
- Shops and residences at 495-497, built c1886.

This streetscape is adjoining another similar streetscape at 505-511 Spencer Street that shares similar stylistic traits and finishes while having sufficient integrity to represent this important growth era in West Melbourne.

Contributory elements within the streetscape include:

- one and two storey scaled shops and residences;
 - parapeted brick and stuccoed Victorian-era designs in the Italian Renaissance Revival style;
 - Edwardian-era face brick parapeted two level shop and residence;
 - originally face brick side and rear walls;
 - pitched roofs behind the parapet; and
 - double-hung sash windows.
- Upper level facade integrity is good but ground levels have changed.

How is it significant?

- The commercial streetscape, 491-501 Spencer Street, is significant historically to West Melbourne.

Why is it significant?

The commercial streetscape, 491-501 Spencer Street, is significant.

- Historically, the shops in this group represent major growth periods in West Melbourne also as a shop group owned by the Barnes family over a long period and used as their butcher's shop (Criterion A).

~~Farnsworth and Potts of Dryburgh Street, Hotham Hill (North Melbourne) built the shop and dwelling at 499 Spencer Street for butcher Robert Barnes by 1880, to a design by North Melbourne architect Henry Shalless. Barnes remained there well into the 20th century. Barnes died at Ascot Vale in 1920, still owning 495-499 and 503 Spencer Street.~~

~~This shop and residence is the core of an identified locally significant Edwardian and Victorian-era commercial~~

~~streetscape, 491-503 Spencer Street, most of which was once owned by Barnes.~~

~~Other contributory buildings in this streetscape include:
Ethelboro or Clarke's house at 491 built from 1866 onwards;
Clark and Heron's building at 493 built c1905,
Shops and residences at 495-497, built c1886.~~

~~This streetscape is adjoining another similar streetscape at 505-511 Spencer Street that shares similar stylistic traits and finishes while having sufficient integrity to represent this important growth era in West Melbourne.~~

~~Contributory elements within the streetscape include:
one and two storey scaled shops and residences;
parapeted brick and stuccoed Victorian era designs in the Italian Renaissance Revival style;
Edwardian era face brick parapeted two level shop and residence;
originally face brick side and rear walls;
pitched roofs behind the parapet; and
double hung sash windows.~~

~~Upper level facade integrity is good but ground levels have changed.~~

~~How is it significant?~~

~~The commercial streetscape, 491-501 Spencer Street, is significant historically to West Melbourne.~~

~~Why is it significant?~~

~~The commercial streetscape, 491-501 Spencer Street, is significant.
Historically, the shops in this group represent major growth periods in West Melbourne also as a shop group owned by the Barnes family over a long period and used as their butcher's shop.~~

Barnes' shop and residence, part commercial streetscape 491-501 Spencer Street

499 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1879-80
View of place:	2015

Statement of Significance

See also Statement of Significance for commercial streetscape at 491-501 Spencer Street.

What is significant?

~~Shop and dwelling built by Farnsworth and Potts for butcher Robert Barnes to a design by North Melbourne architect Henry Shalless in 1879-80. Farnsworth and Potts of Dryburgh Street, Hotham Hill (North Melbourne) built this shop and dwelling at 499 Spencer Street for butcher Robert Barnes to a design by North Melbourne architect Henry Shalless in 1879-80. Barnes remained there well into the 20th century. Barnes died at Ascot Vale in 1920, still owning 495-499 and 503 Spencer Street.~~

~~This shop and residence is the core of an identified locally significant Victorian-era commercial streetscape 491-503 Spencer Street, most of which was once owned by Barnes. This streetscape is adjoining another similar streetscape at 505-511 Spencer Street that shares similar stylistic traits and finishes while having sufficient integrity to represent this important growth era in West Melbourne.~~

Contributory elements include:

- two storey parapeted stuccoed Victorian-era shop and residence in the Italian Renaissance Revival style;
- cemented cornice moulds, blocks, stylised elongated brackets and inverted consoles at first floor level;
- face brick side and rear walls;
- pitched roof behind the parapet;
- double-hung sash windows, with distinctive ornamental pair at the upper level, detailed in manner similar to other Shalless window groups;
- pilasters at ground level as vertical divisions in the former shopfront; and
- contribution to valuable Victorian-era streetscape.

Integrity of the upper level is good but the ground level has changed with the exception of the pilasters.

How is it significant?

Barnes' shop and residence is significant historically and aesthetically to West Melbourne.

Why is it significant?

Barnes' shop and residence is significant.

- Historically, with other shops in this group (491-503 Spencer Street), representative of a major growth period (Victorian-era) in West Melbourne, also the centre-piece of a shop group owned by the Barnes family over a long period and used as their butcher's shop (Criteria Criterion A); and
- Aesthetically, as a fine and distinctive shop façade designed by local architect Henry Shalless and contributory to a

- _Victorian-era commercial streetscape (~~Criteria~~[Criterion E](#)).

James Campbell's shop and residence

502 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

[Shop and residence built for West Melbourne blacksmith, James Campbell, by Henry in 1881.](#) ~~West Melbourne blacksmith, James Campbell commissioned Henry Johnson of 121 Brougham Street, Hotham to build this brick shop and residence of four rooms along with another similar shop and two five-room houses in Spencer Street, near Stanley Street, in 1881.~~

Contributory elements include:

- a double-storey parapeted and rendered residence built to the property line;
- cemented detailing including bracketed cornice, quoining, parapet pediment with scrolls;
- tripartite timber-framed double-hung sash windows with a rendered hood mould and bracketed sill on the upper level façade; and
- cemented chimneys with cornices.

The ground floor has been altered.

How is it significant?

James Campbell's shop and residence is significant historically to West Melbourne.

Why is it significant?

James Campbell's shop and residence is significant.

- Historically, the building demonstrates early shop and residence development of the nineteenth century Boom period, an important phase in the history of West and North Melbourne. Campbell, a blacksmith, was typical of the artisans who resided and speculated in West Melbourne ([Criterion A](#)).

Edwardian and Victorian-era commercial streetscape

503-511 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1878-1915
View of place:	2015

Statement of Significance

Edwardian and Victorian-era commercial streetscape

What is significant?

Contributory places in this Victorian-era commercial streetscape include:

- Yule's shops and residences at 505-507 Spencer Street built 1878;
- Doyle's shops and residences, 509-511 Spencer Street built 1915; and
- shop and residence, later Chinese laundry, 503 Spencer Street, built 1875-1900.

They share:

- parapeted one and two-storey shop and residence forms;
- Italian Renaissance Revival styling with cemented detailing;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys; and
- double-hung sash windows on the upper level.

Chinese laundry, 503 Spencer Street has been altered.

How is it significant?

This Edwardian and Victorian-era commercial streetscape is significant historically and aesthetically to West Melbourne.

Why is it significant?

Edwardian and Victorian-era commercial streetscape is significant.

- Historically, as representative of two major boom eras in the development of West Melbourne ([Criteria Criterion A](#)); and
- Aesthetically, for the architectural values of 509-511 Spencer Street (see Statement of Significance, 509, 511 Spencer Street) ([Criteria Criterion E](#)).

Doyle's shop and residence, part 509-511 Spencer Street

509 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1915
View of place:	2015

Statement of Significance

What is significant?

~~Pair of two-storey brick shops and dwellings built by W. J. Wheeler in 1915 for baker, Samuel Doyle. W. J. Wheeler of 49 Brougham Street, North Melbourne erected this pair of two-storey brick shops and dwellings at 509-511 Spencer Street in 1915 for baker, Samuel Doyle. Samuel Doyle also owned the Victorian-era 505-507 Spencer Street.~~

Contributory elements include:

- two storey parapeted red brick and stuccoed Edwardian-era shop and residence in an adapted Italian Renaissance Revival style;
- cemented cornice and string moulds, blocks, brackets, recessed vermiculated panels and a raised gabled entablature
- at first floor level with orbs (part unpainted as original);
- originally face brick side and rear walls;
- pitched roof behind the parapet with corbelled brick chimneys;
- double-hung sash windows, with distinctive architraves and keystones facing Spencer Street and arranged in a pattern facing Stanley Street with the arched opening and leadlight glazing signalling the internal stair case;
- metal framed shopfront at ground level (511); and
- contribution to valuable Edwardian and Victorian-era streetscape.

The cantilever street canopy is an early one but has been reclad.

Integrity is good despite the replacement of the shopfront on 509; painting of bricks and new green tiled plinth and piers on 511 Spencer Street (identified in 1991 as painted over); altered windows on 511.

How is it significant?

Doyle's shop and residence pair is significant historically and aesthetically to West Melbourne.

Shops and residences at 505-511 Spencer Street are contributory to a locally significant streetscape.

Why is it significant?

Doyle's shop and residence is significant.

- Historically, with other shops in this group (505-507 Spencer Street), as representative of a major growth period in West Melbourne also the centre piece of a shop group owned by the Doyle family over a long period (Criteria Criterion A); and
- Aesthetically, as distinctive Edwardian-era shop façades and contributory to a Victorian-era commercial streetscape (Criteria Criterion E).

Doyle's shop and residence, part 509-511 Spencer Street

511 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1915
View of place:	2015

Statement of Significance

What is significant?

Pair of two-storey brick shops and dwellings built by W. J. Wheeler in 1915 for baker, Samuel Doyle.

Contributory elements include:

- two storey parapeted red brick and stuccoed Edwardian-era shop and residence in an adapted Italian Renaissance Revival style;
- cemented cornice and string moulds, blocks, brackets, recessed vermiculated panels and a raised gabled entablature at first floor level with orbs (part unpainted as original);
- originally face brick side and rear walls;
- pitched roof behind the parapet with corbelled brick chimneys;
- double-hung sash windows, with distinctive architraves and keystones facing Spencer Street and arranged in a pattern facing Stanley Street with the arched opening and leadlight glazing signalling the internal stair case;
- metal framed shopfront at ground level (511); and
- contribution to valuable Edwardian and Victorian-era streetscape.

The cantilever street canopy is an early one but has been reclad.

Integrity is good despite the replacement of the shopfront on 509; painting of bricks and new green tiled plinth and piers on 511 Spencer Street (identified in 1991 as painted over); altered windows on 511.

How is it significant?

Doyle's shop and residence pair is significant historically and aesthetically to West Melbourne.

Shops and residences at 505-511 Spencer Street are contributory to a locally significant streetscape.

Why is it significant?

Doyle's shop and residence is significant.

- Historically, with other shops in this group (505-507 Spencer Street), as representative of a major growth period in West Melbourne also the centre piece of a shop group owned by the Doyle family over a long period (Criteria Criterion A); and

Aesthetically, as distinctive Edwardian-era shop façades and contributory to a Victorian-era commercial streetscape (Criteria Criterion E).

What is significant?

~~W. J. Wheeler of 49 Brougham Street, North Melbourne erected this pair of two-storey brick shops and dwellings at 509-511 Spencer Street in 1915 for baker, Samuel Doyle. Samuel Doyle also owned the Victorian-era 505-507 Spencer Street.~~

Contributory elements include:

- ~~two-storey parapeted red brick and stuccoed Edwardian-era shop and residence in an adapted Italian Renaissance~~

Revival style;

- ~~cemented cornice and string moulds, blocks, brackets, recessed vermiculated panels and a raised gabled entablature at first floor level with orbs (part unpainted as original);~~
- ~~originally face brick side and rear walls;~~
- ~~pitched roof behind the parapet with corbelled brick chimneys;~~
- ~~double hung sash windows, with distinctive architraves and keystones facing Spencer Street and arranged in a pattern facing Stanley Street with the arched opening and leadlight glazing signalling the internal stair case;~~
- ~~metal framed shopfront at ground level (511); and~~
- ~~contribution to valuable Edwardian and Victorian era streetscape.~~

~~The cantilever street canopy is an early one but has been reclad.~~

~~Integrity is good despite the replacement of the shopfront on 509; painting of bricks and new green tiled plinth and piers on 511 Spencer Street (identified in 1991 as painted over); altered windows on 511.~~

~~How is it significant?~~

~~Doyle's shop and residence pair is significant historically and aesthetically to West Melbourne.~~

~~Shops and residences at 505-511 Spencer Street are contributory to a locally significant streetscape.~~

~~Why is it significant?~~

~~Doyle's shop and residence is significant.~~

- ~~Historically, with other shops in this group (505-507 Spencer Street), as representative of a major growth period in West Melbourne also the centre piece of a shop group owned by the Doyle family over a long period; and~~
- ~~Aesthetically, as distinctive Edwardian-era shop façades and contributory to a Victorian-era commercial streetscape.~~

Royal Mail Hotel (formerly Cook's Hotel)

519 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1938 renovation
View of place:	2015

Statement of Significance

What is significant?

[Royal Mail Hotel renovated in the Moderne style to the design of P. J. O'Connor in 1938, as applied to a Victorian-era hotel.](#) P. J. O'Connor Architect designed this hotel modernisation, in 1938, for an estimated cost of £2200. The works involved: application of new Moderne style cement detail externally and window changes; the existing tiled dado was to be modified; a new public bar with island counter installed; changes to the entrance hall; new parlour, bar parlour, kitchen; and a new floor to the existing cellar. There were to be ten bedrooms, two bathrooms, two water closets, and a sitting room on the upper level. The builder was W. A. O'Donnell Pty. Ltd., of Doncaster Street, Ascot Vale.

The Royal Mail owners were Ann and Elizabeth O'Brien and Mary C Conlan, who lived in St Kilda. They were the descendants of Victorian-era licensees, Hannah and husband Dennis O'Brien. Natives of County Tipperary, Ireland, they came to Victoria and not long after arriving took over the Royal Mail Hotel. Hannah ran the hotel for many years after the death of her husband before retiring with her family to St. Kilda, only to take up running the hotel again in c1931, assisted by two of her daughters, Betty and Nancy. Hannah died in 1934, being survived by her four daughters, Nellie (Mrs. O'Sullivan), Betty, May or Mary (Mrs. F. Conlon), and Nancy.

Contributory elements include:

- two storey parapeted Moderne style stuccoed corner hotel, as a renovation of a Victorian-era hotel;
- stepped parapet to corner with fluting or ribbing attached to a raised corner pediment;
- moulded cornice and Moderne style streamlining applied in the render below the upper level sills and a fluted string mould;
- gabled raised entablature at Spencer Street west end, with quoining scrolls, and blocks as part of an adjoining Victorian-era shop and residence absorbed into hotel since 1938;
- double-hung sash windows for upper level as part of Victorian-era hotel; and
- traditional corner hotel form, splayed corner, and siting from Victorian-era.

Integrity is good to the 1938 form, despite ground level changes, with the tile dado removal also added and altered openings. The hotel name, carried out in raised cement lettering, has been removed.

How is it significant?

Royal Mail Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Royal Mail Hotel is significant.

- Historically and socially, for the long tenure as a public house and meeting place extending back to the 19th century_ [\(Criteria A, G\)](#); and
- Aesthetically, with the Moderne style renovation as a reflection of increased development at West Melbourne in the Interwar period, while still maintaining the symbolism of the old Victorian-era hotel, also as a custom design by a hotel specialist architect, P.J. O'Connor [\(Criteria Criterion E\)](#).

Associated Taxi Services offices and service station, later Embassy café and service station

541-547 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Service Station
Date(s):	1956
View of place:	2015

Statement of Significance

What is significant?

~~Associated Taxi Services offices and service station (later Embassy café and service station) were created in time for the 1956 Olympics to the design of Charles Weight, ARAIA Architect. As an addition to an Interwar motor garage or service station adjoining (529-535) in Spencer Street, and in place of the delicensed Union Hotel and adjoining row houses, the Associated Taxi Services offices and service station (later Embassy café and service station) were created in time for the 1956 Olympics (November-December) to the design of Charles Weight, ARAIA Architect of 78 Hotham Street, East Melbourne. Engineers, Edward Campbell and Son Pty. Ltd., designed the steel structure. The owner of the site was Dr. James Leslie Diggle, surgeon who had inherited from his mother Lucy Diggle in 1948.~~

~~Taxi license numbers in Melbourne had always created controversy since their debut in 1909. With the Olympic Games about to be held, the Transport Regulation Board dramatically increased the number of licenses in 1956, inspiring the construction of this building.~~

~~The new building took on the contemporary form of the 1950s, with a skillion roof profile and timber-framed window walls and awning sashes facing north. Fibre cement sheet spandrel panels filled in above and below windows, within the module used. In 1969 the upper level was extended south in a matching form over the ground level, with green spandrels.~~

~~The designer Charles Ernest Weight (later of Hipwell, Weight and Mason) worked in the office of noted architect Frederick Romberg during the early 1950s. Weight was elected as an Associate of the RAIA in 1952 and, by the following year (the start of Grounds Romberg and Boyd partnership) opened his own office, designing a house for himself as one of his first projects. This design received much attention in the architectural press. Weight went on to complete several other residential projects, as well as commissions for factories and a medical clinic.~~

Contributory elements include:

- two level steel framed and sheet clad service station and taxi offices, with café;
- modular, expressed curtain wall framing to elevations;
- deep sheet-clad eaves; and
- fibre cement sheet infill or spandrel panels and timber framed hopper sashes for window walls.

Integrity is fair despite many ground level additions; the added escape stair on the east end; new spandrel colours; some finishes painted over; and addition of air units and services. The upper level was extended in the 1960s in a similar manner to the existing.

How is it significant?

The Embassy café and service station is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Embassy café and service station is significant.

- Historically, as a symbol of the preparations made for the 1956 Melbourne Olympic Games, with appropriate Modernist styling (~~Criteria~~ Criterion A); and
- Aesthetically, an altered but contemporary 1950s Modern approach to what was by then an established building type (see adjoining as a typical Interwar garage and service station design), designed by Charles Weight who was recognised for his design skill at that time and more recently by architectural historians (~~Criteria~~ Criterion E).

Lever Brothers Pty. Ltd., soap manufacturers offices, factory.

567 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Factory
Date(s):	1935-40, 2000
View of place:	2015

Statement of Significance

What is significant?

~~Moderne style externally well-preserved factory building occupied by international soap and margarine production firm, Lever Brothers, in the Second World War era. This is a Moderne style externally well-preserved factory building on a corner site to a stone pitched lane. The factory was occupied by international soap and margarine production firm, Lever Brothers, in the post Second War period, backing onto the similarly styled Moderne factory at 97 Hawke Street. Lever Brothers Pty. Ltd was linked with the early Victorian-era Apollo soap works at Fisherman's Bend and Footscray and the associated growth of the chemical industry in West Melbourne in the 20th Century, Fisherman's Bend and Footscray in the Victorian era. The building has been developed recently for residential use.~~

Contributory elements include:

- two-level red brick and stucco parapeted factory;
- well-preserved Moderne style symmetrical elevation;
- strong horizontal elements as spandrels set against the vertical element of the brick piers;
- fluting along the stepped parapet edge, cemented tripartite fins centrally placed;
- metal-framed multi-pane glazing in window strips accentuating the horizontality; and
- contribution of a small industrial complex that abuts in Hawke Street.

How is it significant?

The Lever Bros Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Lever Bros Pty. Ltd. factory is significant.

- Historically, as the Interwar expression of the growth of the chemical industry in West Melbourne also seen in buildings for Duerdins and others, also linked with the international firm of Lever Brothers as the Melbourne head office ([Criteria Criterion A](#)); and
- Aesthetically, an externally well-preserved Moderne style factory building that concurs with the Hawke Street Lever Brothers factory, at the rear, in styling and scale ([Criteria Criterion E](#)).

Annagh Terrace, part 582-588 Spencer Street

582 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876. Successful grocer and developer, Alexander McIntosh, applied to build the first stage of this terrace in 1871, completing the row in 1876. At his death in 1884 they were described as follows: 'Each has a balcony, verandahs, five rooms, kitchen, wash-house, bath. leased at 23/6 per week'. The houses were then sold to William Saddler.~~

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upper level;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant.

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh ([Criteria Criterion A](#)); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape ([Criteria Criterion E](#)).

Eagle Hotel, later shop and residence

583 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Hotel
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

[Eagle Hotel built for Thomas Hearty in 1869.](#) ~~Thomas Hearty applied to build a 'house for a hotel' in 1869 near the corner of Hawke and Spencer Streets. Once complete, it was described as nine rooms, with bar and cellar. It was later acquired by McCracken's Brewery.~~

Contributory elements include:

- two storey stuccoed and parapeted corner hotel in the Italian Renaissance Revival style;
- cemented cornice and string moulds, plain entablature;
- face brick rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- double-hung sash windows with uncommon cast-iron balconettes at the upper level;
- simple ground level openings as indicative of original although altered;
- cellar entry door on east side, with scrolled skirt; and
- contributory to a Victorian-era streetscape, as a traditional Victorian-era corner element

Ground level openings indicative of original but altered.

How is it significant?

Eagle Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Eagle Hotel is significant.

- Historically and socially, as an early hotel in West Melbourne and a long term public meeting place also representative of the start of a major growth period (Victorian-era) in West Melbourne (~~Criteria~~ [Criterion A](#)); and
- Aesthetically, a simple but elegant Italian Renaissance Revival design that is enhanced by the balconettes, also contributory to a local Victorian-era streetscape (~~Criteria~~ [Criterion E](#)).

Annagh Terrace, part 582-588 Spencer Street 584 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876. Successful grocer and developer, Alexander McIntosh, applied to build the first stage of this terrace in 1871, completing the row in 1876. At his death in 1884 they were described as follows: 'Each has a balcony, verandahs, five rooms, kitchen, wash-house, bath. leased at 23/6 per week'. The houses were then sold to William Saddler.~~

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upper level;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant.

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh (~~Criteria~~ [Criterion A](#)); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape (~~Criteria~~ [Criterion E](#)).

Annagh Terrace, part 582-588 Spencer Street

586 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876. Successful grocer and developer, Alexander McIntosh, applied to build the first stage of this terrace in 1871, completing the row in 1876. At his death in 1884 they were described as follows: 'Each has a balcony, verandahs, five rooms, kitchen, wash-house, bath. leased at 23/6 per week'. The houses were then sold to William Saddler.~~

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upper level;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh (~~Criteria~~ Criterion A); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape (~~Criteria~~ Criterion E).

Annagh Terrace, part 582-588 Spencer Street

588 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876. Successful grocer and developer, Alexander McIntosh, applied to build the first stage of this terrace in 1871, completing the row in 1876. At his death in 1884 they were described as follows: 'Each has a balcony, verandahs, five rooms, kitchen, wash-house, bath. leased at 23/6 per week'. The houses were then sold to William Saddler.~~

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upper level;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant.

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh (Criteria Criterion A); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape (Criteria Criterion E).

Linton terrace or Taylor's row houses, part 590-596 Spencer Street
590 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

~~Row houses designed, built and owned by Robert Taylor in 1876. Robert Taylor was the owner, architect and builder of these row houses in 1876. He lived in 596 (then 239) Spencer Street until 1886, but retained ownership for at least another ten years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.~~

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
- cemented chimneys;
- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (~~Criteria~~ [Criterion E](#)); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (~~Criteria~~ [Criterion A](#)).

**Linton terrace or Taylor's row houses, part 590-596 Spencer Street
592 Spencer Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

~~Row houses designed, built and owned by Robert Taylor in 1876. Robert Taylor was the owner, architect and builder of these row houses in 1876. He lived in 596 (then 239) Spencer Street until 1886, but retained ownership for at least another ten years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.~~

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
- cemented chimneys;
- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (~~Criteria~~ [Criterion E](#)); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (~~Criteria~~ [Criterion A](#)).

**Linton terrace or Taylor's row houses, part 590-596 Spencer Street
594 Spencer Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

~~Row houses designed, built and owned by Robert Taylor in 1876. Robert Taylor was the owner, architect and builder of these row houses in 1876. He lived in 596 (then 239) Spencer Street until 1886, but retained ownership for at least another ten years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.~~

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
- cemented chimneys;
- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (~~Criteria~~[Criterion E](#)); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (~~Criteria~~[Criterion A](#)).

Linton terrace or Taylor's row houses, part 590-596 Spencer Street 596 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

~~Row houses designed, built and owned by Robert Taylor in 1876. Robert Taylor was the owner, architect and builder of these row houses in 1876. He lived in 596 (then 239) Spencer Street until 1886, but retained ownership for at least another ten years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.~~

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
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- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (~~Criteria~~ [Criterion E](#)); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (~~Criteria~~ [Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street

599 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street
601 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street
603 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

**Yarra Cottages, part 599- 615 Spencer Street
605 Spencer Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street
607 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street
609 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street

611 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street
613 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

Yarra Cottages, part 599- 615 Spencer Street

615 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

[Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.](#) ~~These row houses were built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in 599 for the first ten years. The other four houses were added in 1879 on Dick's builder's yard adjoining and were all leased out, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and possibly Alexander's son.~~

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street ([Criteria Criterion E](#)); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne ([Criteria Criterion A](#)).

**Union Trustee Company row houses, part 616-618 Spencer Street
616 Spencer Street, WEST MELBOURNE**



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1901
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by Thomas McLean for the Union Trustee Company in 1901 to the design of renowned architects Hyndman and Bates. ~~Thomas McLean of 122 Berkeley Street Carlton, erected a row of houses including this pair for the Union Trustee Company. A building permit application was made in 1901 to build two cottages (616, 618) and make additions to three more cottages 620, 624, 626 Spencer Street to the design of renowned architects Hyndman and Bates. MMBW plans of c1895 show the site of 616-618 as an orchard. A bicycle maker and champion bicycle racer, John C Fitzgerald (of nearby 604 Spencer Street), assumed ownership soon after the work was completed.~~

Contributory elements include:

- one storey red brick parapeted house row in the Queen Anne revival style;
- gabled parapets with moulded cemented cappings and raised entablature topped by a broken scrolled pediment overhanging the gable wall, as supported by brackets;
- gabled roof forms behind the parapet, clad with corrugated iron, with cemented chimneys;
- ornate cement cartouche centred on each gable end;
- verandah dividing walls with cappings and cement balls corbelled at the verandah eaves line;
- double-hung sash windows in three lights with stylised joinery; and
- contribution as the main part of an to Edwardian-era streetscape.

The wire front fence is related to the construction period.

How is it significant?

Union Trustee Company row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Union Trustee Company row houses are significant.

- Historically, as representative of the second major growth period (Edwardian-era) in West Melbourne also for their association with John Fitzgerald who was locally prominent in North and West Melbourne at that time (Criteria Criterion A); and
- Aesthetically, as a custom design by the renowned architects Hyndman and Bates, as an indication of their skill as applied to a very small scale building with resulting distinctive detailing, also contributory to an Edwardian character streetscape (Criteria Criterion E).

**Union Trustee Company row houses, part 616-618 Spencer Street
618 Spencer Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1901
View of place:	2015

Statement of Significance

What is significant?

~~Row house pair built by Thomas McLean for the Union Trustee Company in 1901 to the design of renowned architects Hyndman and Bates. Thomas McLean of 122 Berkeley Street Carlton, erected a row of houses including this pair for the Union Trustee Company. A building permit application was made in 1901 to build two cottages (616, 618) and make additions to three more cottages 620, 624, 626 Spencer Street to the design of renowned architects Hyndman and Bates. MMBW plans of c1895 show the site of 616-618 as an orchard. A bicycle maker and champion bicycle racer, John C Fitzgerald (of nearby 604 Spencer Street), assumed ownership soon after the work was completed.~~

Contributory elements include:

- one storey red brick parapeted house row in the Queen Anne revival style;
- gabled parapets with moulded cemented cappings and raised entablature topped by a broken scrolled pediment overhanging the gable wall, as supported by brackets;
- gabled roof forms behind the parapet, clad with corrugated iron, with cemented chimneys;
- ornate cement cartouche centred on each gable end;
- verandah dividing walls with cappings and cement balls corbelled at the verandah eaves line;
- double-hung sash windows in three lights with stylised joinery; and
- contribution as the main part of an to Edwardian-era streetscape.

The wire front fence is related to the construction period.

How is it significant?

Union Trustee Company row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Union Trustee Company row houses are significant.

- Historically, as representative of the second major growth period (Edwardian-era) in West Melbourne also for their association with John Fitzgerald who was locally prominent in North and West Melbourne at that time [\(Criteria Criterion A\)](#); and
- Aesthetically, as a custom design by the renowned architects Hyndman and Bates, as an indication of their skill as applied to a very small scale building with resulting distinctive detailing, also contributory to an Edwardian character streetscape [\(Criteria Criterion E\)](#).

Lizzie Boan's house

638-642 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	House
Date(s):	1909
View of place:	2015

Statement of Significance

What is significant?

~~Brick house built by R. J. Cottrell and Son for Lizzie Boan to the design of G. B. Leith in 1909. R. J. Cottrell and Son of Golding Street Canterbury, built this six-room brick house for Lizzie Boan to the design of G. B. Leith in 1909. Lizzie lived at 183 Fitzroy Street, St Kilda and died some 14 years later, leaving this house to her son. Mrs Nellie Kelly and Miss Mona Kelly music teacher, lived there in the 1920s.~~

~~The designer, G.B. Leith, is well known for distinctive and eccentric designs in a free use of Edwardian-era styles, with suggestions that he was aided by the design specialist and academic, Robert Haddon. Haddon's practice was eventually absorbed by A C Leith. As head of the State Savings Bank architectural department, G. B. Leith created the Interwar State Savings Bank pattern books that shaped many Californian Bungalow style suburbs. He was also involved in the setting up of the significant Garden City development at Fishermen's Bend.~~

Contributory elements include:

- red brick Federation Bungalow style house;
- gabled and Dutch-hipped roof forms, clad with corrugated iron or similar, parapet walls to side elevations, boarded eaves soffits;
- asymmetrical plan;
- distinctive label moulds over the arched main windows echoed by an inverse mould under the circular louvered gable vent;
- cemented string mould at sill level;
- red brick chimneys, tall shafts with cemented and bracketed caps and terracotta pots;
- timber framed front verandah with grooved posts, segmentally arched slatted frieze with fretted panels depicting garlic motif;
- double-hung sash windows; and
- contribution to valuable, largely Victorian-era streetscape.

How is it significant?

Lizzie Boan's house is significant historically and aesthetically to West Melbourne and aesthetically to the City of Melbourne.

Why is it significant?

Lizzie Boan's house is significant.

- Historically, as representative of the second major growth period (Edwardian-era) in West Melbourne (~~Criteria~~ [Criterion A](#)); and
- Aesthetically, as a custom and unusual design with distinctive detailing, in the City of Melbourne context, carried out under the name of well-known architect G. B. Leith, also contributory to a valuable Victorian-era streetscape (~~Criteria~~ [Criterion E](#)).

Primitive Methodist Church parsonage

660-676 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	House
Date(s):	1883-4
View of place:	2015

Statement of Significance

What is significant?

~~Primitive Methodist Church residence built by James Thurgood in 1883-4, to the designed of Evander Mclver. James Thurgood of Errol Street, Hotham (North Melbourne), erected this parsonage for the Primitive Methodist Church Trustees in 1883-4, near the corner of Spencer and Abbotsford Streets. It was designed by Evander Mclver. George Sweet carried out the plastering and ornamental stucco. This was house was on a reserve created for the Primitive Methodists, as gazetted in 1866, where a new church was erected by Joseph Berry in 1882. The MMBW c1895 plan of the reserve shows the residence but with verandahs on the south face (now gone). A small stable was attached on the north and the church itself was to the west of the parsonage.~~

~~The earliest members of the Methodist sect arrived in Port Phillip in 1840. The first Primitive Methodist minister, the Rev. John Hide, conducted the first service in a small church in La Trobe Street east, Melbourne, March 1850. The next Primitive Methodist church was built in Heidelberg 1854 followed by the sect's headquarters, located at a church built in 1864 in Lygon Street, Carlton. Only a comparatively small number of churches were built for this faith despite a Colony-wide network of parishioners.~~

Contributory elements include:

- two storey stuccoed Italianate villa set on quarry-face bluestone footings at the Abbotsford Street corner;
- stepped and splayed plan at corner;
- pitched main roof clad with corrugated iron with cemented and corniced chimneys;
- bracketed eaves with cemented string moulds at sill lines and at the first floor line, ornamental metal wallvents;
- quarry face bluestone plinth with margins;
- rectangular window openings arranged symmetrically in the wall faces; and
- four-panel door, with side and top lights and stone steps.

Integrity is only fair with refitted windows, verandahs removal, new unrelated openings on the lower level and an unrelated colour scheme. There is a major new and unrelated development close on north side replacing the church.

How is it significant?

Primitive Methodist Church parsonage is significant historically to West Melbourne.

Why is it significant?

Primitive Methodist Church parsonage is significant.

- Historically, as the only evidence of this uncommon Christian faith in the City of Melbourne and West Melbourne, also once an important gathering place for the local, largely Christian community; and as the work of acclaimed church architect Evander Mclver (Criteria Criterion A).

695 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

~~Row house designed by architect Jonathon Rankine and built by Thomas O'Brien for a Mrs McCarthy in 1886. Architect Jonathon Rankine and builder, Thomas O'Brien of Rathdowne Street, Carlton, created this house for a Mrs McCarthy in 1886. Mrs McCarthy continued to own the house for over ten years. Rankine designed some major buildings in the district during the Victorian era, including a public hall and two shops, Ascot Vale, and a number of Church of Christ buildings, one at Newmarket and another at Doncaster.~~

Contributory elements include:

- a single storey coloured brick parapeted row house;
- face brick side and rear walls;
- panelled cast iron decoration to the verandah, with brackets;
- concave verandah roof, clad with corrugated iron;
- foliated and vermiculated blocks to the verandah wall;
- balustrading, an arched entablature, a shell tympanum, and rosettes beneath a pronounced cornice, comprise the rich cement decoration;
- an iron fence with brick and cemented piers; and
- contribution as part of a long, mainly single storeyed Victorian-era streetscape of row houses (693-705) which echoes the similar group further to the east (599-615).

Integrity is good despite missing parapet urns.

How is it significant?

Mrs McCarthy's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Mrs McCarthy's row house is significant.

- Aesthetically, the house is a near original example of a common row house type, distinguished by the rich cement ornamentation and association with the architect Rankine who carried out a number of works in the inner Melbourne area, also a contributory part of a Victorian-era streetscape ([Criteria Criterion E](#)); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne ([Criteria Criterion A](#)).

John Young's row house

697 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

~~Row house designed by architect Jonathon Rankine and built by Thomas O'Brien for John T. Young in 1887. Architect Jonathon Rankine and builder, Thomas O'Brien of Rathdowne Street, Carlton created this house for John T. Young in 1887. Young continued to own and live here for over 10 years. Rankine designed some major buildings in the district during the Victorian era, including a public hall and two shops, Ascot Vale, and a number of Church of Christ buildings, one at Newmarket and another at Doncaster.~~

Contributory elements include:

- a single storey coloured brick parapeted row house;
- face brick side and rear walls;
- panelled cast iron decoration to the verandah, with brackets;
- concave verandah roof, clad with corrugated iron;
- foliated and vermiculated blocks to the verandah wall;
- balustrading, an arched entablature, a shell tympanum, and rosettes beneath a pronounced cornice, comprise the rich cement decoration;
- an iron fence with brick and cemented piers; and
- contribution as part of a long, mainly single storeyed Victorian-era streetscape of row houses (693-705) which echoes the similar group further to the east (599-615).

Parapet urns have gone.

How is it significant?

John Young's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

John Young's row house is significant.

- Aesthetically, the house is a near original example of a common row house type, distinguished by the rich cement ornamentation and association with the architect Rankine who carried out a number of works in the inner Melbourne area, also a contributory part of a Victorian-era streetscape ([Criteria Criterion E](#)); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne ([Criteria Criterion A](#)).

Glenarra House

703 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

~~Row house owned by Anthony Callanan who rebuilt this former one storey house by 1883 as two storeys. Builder, Alexander McKenzie, lived in a four room brick house on this site in the 1870s. Previously he had lived in Abbotsford Street where he built a house in 1865, adding to it in 1870. Anthony Callanan, a Stanley Street builder, purchased the house by 1883 and rebuilt it as two storeys. He owned it for the next ten years, leasing the house out.~~

Contributory elements include:

- A two storey, stuccoed brick house;
- face brick side and rear walls;
- a raised segment arched parapet entablature, with cornice, vermiculated blocks;
- urns at the parapet extremities;
- corrugated iron clad hipped roof;
- cemented chimneys;
- double-hung sash windows with cemented architraves;
- four panel door, with toplight;
- a cast iron verandah, with panelled frieze and brackets, and balustrade iron of an unusually fine guilloche pattern;
- iron picket fence on dressed stone plinth; and
- contribution as part of a 19th century residential streetscape.

Integrity is good despite rendering of the west side wall.

How is it significant?

Glenarra House is significant historically and aesthetically to West Melbourne.

Why is it significant?

Glenarra House is significant.

- Aesthetically, the house is a near original example of a common West Melbourne row house type and a contributory part of a streetscape (~~Criteria~~ [Criterion E](#)); and
- Historically, a typical speculative housing development for the area and representative of a major growth period (Victorian-era) in West Melbourne (~~Criteria~~ [Criterion A](#)).

Loch-End or Gillespie's house

707 Spencer Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	House
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

~~House built for William Gillespie in 1884, later owned and occupied by William Dean. William Gillespie moved from Dryburgh Street, North Melbourne, to occupy and own this house from 1884. He sold it about the time of his death, in 1889, to William Dean, who was one partner in a large firm of Flinders Lane wall paper importers who sold hangings and paints of all sorts. By 1895 the house had passed on to members of another firm in a similar line of business, Crawford and Co. also of Flinders Lane. The two latter owners leased the house to William Tralor and Henry Nind.~~

~~William Dean was the cofounder of William Dean and Co., now Deans Art and Handicrafts Supplies of Lonsdale Street. Dean established the business by 1854 and the expertise gained there enabled him to take over a larger concern from Fitch and French in Flinders Lane in 1874. From the Flinders lane store, he supplied paint to house decorators, artists, coach-builders, etc. so successfully that he was able to open up many outlets throughout the metropolis.~~

~~William Gillespie, the first owner, was a partner in a large cartage firm, Hall and Gillespie. He was one of thousands who tried his luck on the gold fields after 1852, eventually returning to Melbourne to set up his own cartage firm. By the time he built this house, the firm operated with thirty horses and drays.~~

~~Renowned architect, William Pitt designed this house, as one of his rare small residential commissions, to be constructed by builder, D. Richards of Emerald Hill (later part of South Melbourne).~~

Contributory elements include:

- double fronted, single storey face brick house, closely confined by its compact site;
- twin window bays, reflected by a bayed, cast-iron and timber verandah with corrugated iron clad roof;
- a transverse double gable slate clad roof, with eaves brackets and hipped roof bays;
- cemented chimneys with cornices;
- double-hung sash windows;
- four-panel door with side and top lights;
- an iron double-palisade fence on a stone plinth at the frontage; and
- contribution as the last and major part of a 19th century residential streetscape.

Integrity is good despite placement of a bus shelter in front of the house that obscures public views to it.

How is it significant?

Loch-End or Gillespie's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Loch-End or Gillespie's house is significant.

- Aesthetically, an early, near original example of a villa type uncommon in West Melbourne and inner Melbourne, as designed by the prominent architect, William Pitt, also contributory part of a valuable streetscape [\(Criteria Criterion E\)](#); and
- Historically, associated with two locally prominent persons, Dean and Gillespie, the latter epitomising the wealthier group of residents in the West Melbourne area, also representative of a major growth period (Victorian-era) in West Melbourne [\(Criteria Criterion A\)](#).

Jesmond, or Dixon house

8 Stanley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	House
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

[Row house built for James Dixon, an accountant, in 1867, later owned and occupied by nationally known journalist, David Blair.](#) James Dixon, an accountant, was the first owner/occupier of this house in 1867. Two years later, he sold it to David Blair who owned and resided there for about twenty years, when it passed to John Proud whose family lived there until just before his death in 1898.

The first owner, Dixon, was caught up with an embezzlement case of Henry Clarke in the 1870s, linked with the West Melbourne, Hotham, and Carlton Permanent Building and Investment Society and later the West Melbourne Building Society. Dixon was one of the auditors and was implicated as being complicit with Clarke's activities.

The long-standing owner and occupier of this house, David Blair, was a nationally known journalist. David Blair (1820–1899) was born in County Monaghan, Ireland, son of Thomas Blair, soldier, and his wife Jane, both Scottish. David Blair arrived in Sydney 1850 as one of J. D. Lang's trainee clergy but, after a clash of wills, he arrived in Victoria in 1852 and was elected as secretary of the Anti-Transportation League. He was the Sydney Morning Herald's correspondent and sub-editor on 'The Argus' until 1854, when he tried unsuccessfully to start a more radical paper. He joined Thomas Bright, on the 'raw, outspokenly egalitarian 'Age'. He advocated such principles as 'fully representative responsible government, totally free selection and the complete separation of church and state especially in education, while attacking inequality, the squatterocracy and corrupt politicians'. He also attacked 'illegal and unjust actions of government' at public meetings as well as in print, and joined the radical Land Reform League of 1855. He entered politics himself in 1856. During his political career, he served on the Royal Commissions examining penal and prison discipline in 1870, and technological and industrial instruction 1886-1887 (appointed commissioner 1869). He was also secretary for several other Royal Commissions.

Working as a journalist, politician, and provocateur, Blair married Annie Macpherson Grant in 1852, the sister of James Grant, later minister of lands. 'His articulate involvement in his intellectual milieu, local and British, established him as a man of quality'. 'His public career culminated in the publication of three historical works: in 1876 writing the introduction to Henry Parkes, *Speeches on Various Occasions Connected With the Public Affairs of New South Wales 1848-1874*; in 1878 the pioneering work, *The History of Australasia*; and in 1881 the *Cyclopedia of Australasia*, presented as the 'essential reference book.'

The next owner, John T. Proud belonged to the family whose firm operated the large Melbourne Grinding and Blacking Mills in Dudley Street, West Melbourne. They crushed all sorts of substances, such as plumbago and coal dust, and made or provided charcoal, blacking, coal and coal dust. The firm, Proud Brothers, was the largest company of that kind in Australia.

Contributory elements include:

- a two-level, parapeted and stuccoed brick house, with face brick side (bricks painted over) and rear walls, set on basalt footings;
- siting adjoining a stone pitched lane;
- a rare single-level verandah on paired circular section posts with cast-iron acanthus leaf capitals, which is decorated with panelled cast-iron friezes and rosettes and elegant curved brackets;
- a segment arched raised entablature, in a simple Italian Renaissance Revival style;
- cornice mould and string-mould at the upper sill-line, creating horizontals that are broken by corner and central pilaster pairs;
- double-hung sash windows and four-panel door with top light;
- cemented architraves surround the windows and doorway, flared at base;
- elegant cemented cornice with brackets to chimneys placed at the apex of each gabled roof form, also chimney pots;
- an unusual, deeply scrolled basalt masonry garden wall, supporting iron pickets between the masonry fence piers; and
- contribution as a corner-sited house next to the similarly aged 2 Stanley Street and 1-3 Chetwynd Street also facing the Eades Place reserve and the bay.

Parapet urns missing, bricks painted over.

How is it significant?

Jesmond, or Dixon house is significant historically and aesthetically to West Melbourne and the City of Melbourne also Victoria.

Why is it significant?

Jesmond, or Dixon house is significant.

- Aesthetically, a well-preserved and prominently sited example of an early and original Victorian-era residence of an uncommon custom designed form, with rare and elegant details and proportions and set in a similarly aged neighbourhood ([Criteria Criterion E](#)); and
- Historically, associated with a number of prominent figures in the area, each (Dixon and Blair) achieving national publicity in their time of residence, while Proud represented the noxious trades associated with the West Melbourne area ([Criteria Criterion A](#)).

**Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part
31-47, rear Stanley Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Brewery
Date(s):	1878-
View of place:	2015

Statement of Significance

What is significant?

[An addition to the Melbourne Brewery for Joseph McBride and William Martin built by Jesse W Pilkington from 1878.](#) ~~Brewers Joseph McBride and William Martin commissioned this building as an addition to their Melbourne Brewery in 1878; the builder was Jesse W Pilkington, of Somerset Street, Richmond. The land was owned by Thomas Crossley.~~

~~The brewers, James and Co., offered a distinctive Tasmanian beer from these premises, now called the Tasmanian Brewery, in the 1880s. McPherson and Smee brewed Pale Ales, Bitter Ales, Stout and Porter at what was now called the Burton Brewery in the 1890s. Their product was awarded the Silver Medal at the International Exhibition of 1894-5 and they claimed second prize in the colonial beer competition at the Exhibition of 1897. A case of attempted murder at the brewery, in 1896, placed the brewery on the national map.~~

~~A search for brewing towers in Victoria in 2005 found this building (tower set behind parapet) to be one of about five remaining.~~

Contributory elements include:

- Three level parapeted and gabled brick brewery with hipped roof tower at the west end;
- corrugated iron clad roof;
- two colour brickwork, red and cream;
- arched upper level openings with wide cream brick vousoirs, cream brick sills, and some double-hung sash windows;
- cream brick strings at the storey lines; and
- setting on a stone pitched laneway, adjoining Interwar red brick industrial buildings.

Integrity is good despite new rectangular wall openings with concrete lintels.

How is it significant?

This part of the former Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, is significant historically and aesthetically to West Melbourne.

Why is it significant?

This part of the former Melbourne Brewery, later Tasmanian Brewery also Burton Brewery is significant.

- Historically, as one of two remaining breweries in West Melbourne, and as the only Victorian-era brewing tower in the City of Melbourne, other than the former Castlemaine Brewery, in Queensbridge Street, Southbank [\(Criteria Criterion A\)](#); and
- Aesthetically, as a distinctively early Victorian-era industrial form, specifically a brewery, with early use of coloured brickwork in an industrial building [\(Criteria Criterion E\)](#).

**Bevan and Edwards bulk store, part 61-67 Stanley Street
61-63 Stanley Street, WEST MELBOURNE**



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Warehouse
Date(s):	1914
View of place:	2015

Statement of Significance

What is significant?

Warehouse erected by Thomas E. Radcliffe to the design of architect J. D. Munro, in 1914, for Bevan and Edwards Pty. Ltd. Builder, Thomas E. Radcliffe, of Browns Hill, erected this warehouse to the design of architect J. D. Munro, in 1914, for Bevan and Edwards Pty. Ltd.. Sands and McDougall directories suggest the site was formerly occupied by one or two houses. Bevan and Edwards were suppliers of precision modern machine tools and engineers' small tools and supplies also woodworking machines, turret lathes, grinding machinery, Pickering Governors, chucks, blowers; engines, winches, and Knowles' Pumps among other things. The firm had a retail outlet in King Street, Melbourne, as well as Sydney, during the Edwardian era.

Contributory elements include:

- Edwardian red brick warehouse;
- gabled parapeted façade, with a central entrance, arranged in an uncommon classical revival manner for an industrial building;
- stretcher course capping with shaped stretchers under, shape the tympanum; along with string moulds in brick;
- bartizans corbelled over pilasters at each end of the facade;
- segmented arched windows set within recessed segmented arched panels flanking the entrance; and
- siting next to a Victorian-era row house (David Walker house 65 Stanley Street, built 1873) as an isolated pair in a mixed streetscape.

Integrity is good despite altered entry, with new panel-fold door, and the modified monitor roof.

How is it significant?

Bevan and Edwards bulk store is significant historically and aesthetically to West Melbourne.

Why is it significant?

Bevan and Edwards bulk store is significant.

- Historically, as a well-preserved demonstration of the industrial development of the West Melbourne area on well located sites close to the City edge in the early twentieth century (Criteria Criterion A); and
- Aesthetically, a substantially intact, Edwardian industrial structure, distinguished by the robust red brick detailing and the broad gabled, classically inspired façade (Criteria Criterion E).

Edwardian and Victorian-era streetscape

61-67 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house, factory
Date(s):	1873-
View of place:	2015

Statement of Significance

Edwardian and Victorian-era streetscape, 61-67 Stanley Street, West Melbourne
(Refer to Statements of Significance for 61-63 Stanley Street and 65 Stanley Street)

What is significant?

Contributory places in this streetscape include:

- Bevan and Edwards bulk store at 61-63 Stanley Street built 1914; and
- David Walker house 65 Stanley Street built 1873.

These two buildings represent well two major growth periods in West Melbourne (Victorian-era, Edwardian-era) and two dominant building types (industrial and residential).

How is it significant?

This Edwardian and Victorian-era streetscape is significant historically to West Melbourne.

Why is it significant?

This Edwardian and Victorian-era streetscape is significant.

- Historically, the buildings represent well two key aspects of the development of West Melbourne as well as a combination of two key building types, row houses and factories [\(Criteria Criterion A\)](#).

Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters, part former

62-80 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Brewery
Date(s):	1911-
View of place:	2015

Statement of Significance

What is significant?

Edwardian-era brewery wing built in 1911 by H. Henningsen for Alfred Hasker, of West Melbourne, as a brick malt house to be located at the rear of what was then 58-72 Stanley Street. The architect was Frank Stapley. ~~Part of a two-storey Edwardian-era brick brewery complex is publicly visible from Roden Street, with attached Interwar and Post World War Two wings masking views from Roden and Stanley Streets.~~

~~The Edwardian-era wing was built in 1911 by H. Henningsen, then of 91 Flinders Lane east, for Alfred Hasker, of West Melbourne, as a brick malt house to be located at the rear of what was then 58-72 Stanley Street. The architect was Frank Stapley.~~

~~The year before, Hasker had sold the old Thunders Brewery malt house at Lucan Street, Bendigo, to the Cohn Brothers of Bendigo. The brewery was later run by Barrett Bros & Burston & Company Pty. Ltd. Maltsters, known for their link with the CUB Malthouse Theatre (former malt house) and retain a presence in Cromorne.~~

~~Frank Stapley was an architect who was also a Melbourne City Mayor and Councillor and an influential advocate for the town planning movement in Victoria. He designed tramway Board structures, some of which are on the Victorian Heritage Register. Stapley also designed a number of warehouses and houses in inner Melbourne in the late Victorian and Edwardian eras.~~

Contributory elements include:

- Edwardian-era, red brick wing set parallel to the street in the middle of the block;
- gabled corrugated iron clad roof form, with parapeted ends;
- punched rectangular upper level openings with cemented lintols and some double-hung sash windows; and
- segmentally arched lower level openings.

Some lower level openings have been bricked in reducing the building's integrity.

How is it significant?

Part of the Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters complex is significant historically to West Melbourne.

Why is it significant?

Part of the Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters complex is significant.

- Historically, representative of a now uncommon building type (malt house) in inner Melbourne and one of three known to survive in West Melbourne while retaining associations with well known brewing companies. The building reflects the period of industrial expansion in West Melbourne that commenced in the Edwardian-era, culminating in the Interwar period. Also the design of Frank Stapley who was an architect, a City of Melbourne Lord Mayor and Councillor and an influential advocate for the town planning movement in Victoria. (Criteria Criterion A).

David Walker house, part 61-67 Stanley Street

65 Stanley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

[House built in 1873 by Masson and Wainman for engineer David Walker.](#)

~~The house at 65 Stanley Street was built in 1873 by Masson and Wainman of 51 Wellington Street, Collingwood, for engineer David Walker. Walker died in this house in 1891, leaving it to his widow Elizabeth. He was engineer on the steamer Bendigo, and represents one of West Melbourne's key occupations in the Victorian and Edwardian eras, given the area's proximity to the Melbourne docks.~~

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented cornice moulds, masks and brackets with a raised entablature;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- remnant of two storey timber and cast-iron verandah;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight with notable fanlight door case;
- cast-iron palisade front fence and gate on dressed stone footings with cemented capped piers; and

contribution to valuable Edwardian and Victorian-era streetscape.

Integrity is fair, with the altered and rebuilt verandah.

With the Bevan and Edwards bulk store adjoining, built 1914, these two buildings represent two key aspects of the development of West Melbourne, as well as two key building types, row houses and factories.

How is it significant?

David Walker house is of historical significance to West Melbourne and of contributory significance, historically, to the streetscape at 61-67 Stanley Street, West Melbourne.

Why is it significant?

David Walker house is significant.

- Historically, for the long association with the engineer, David Walker, with shipping as a key part of the area's history and, within the streetscape, representative of one of two key aspects of the development of West Melbourne seen in this combination of two key building types, row houses and factories. ([Criteria Criterion A](#)).

Row house streetscape, 95-101 Stanley Street

95-101 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1877
View of place:	2015

Statement of Significance

Row house streetscape, 95-101 Stanley Street

What is significant?

Two house rows that make up this streetscape are:

- Moses Park's row houses 95-97 Stanley Street, 1878;
- James Burns' brick cottage pair 99-101 Stanley Street, 1877.

Contributory elements in these houses include:

- simple pair of face red brick single-storey Victorian brick cottages;
- transverse gabled roofs, clad with corrugated steel (99) and new slate (101);
- cemented chimney (101) and parapet walls with scrolls;
- skillion-roofed verandahs with no ornament set between cemented end walls (altered);
- timber-framed double-hung sash windows;
- entry doors with toplights; and
- contribution to a larger Victorian-era residential streetscape, extending into Spencer Street as a commercial Victorian-era row.

How is it significant?

The row house streetscape, 95-101 Stanley Street, is significant historically to West Melbourne.

Why is it significant?

The row house streetscape, 95-101 Stanley Street, is significant.

- Historically, as representative of the modest dwellings which were erected in the late nineteenth century in large numbers in West and North Melbourne; associated with the Parks and Burns families who like others in Victorian-era West Melbourne speculated in property in their own street; also representative of a major growth period (Victorian-era) in West Melbourne ([Criteria Criterion A](#)).

Doyle's factory, later Plywood and Trading Company Pty. Ltd.

138-140 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1927
View of place:	2015

Statement of Significance

What is significant?

~~Factory built in 1927 for successful master baker, Joseph Doyle, and designed by W. J. Davy. An estimated £2400 was spent on the erection of two brick factories in Stanley Street, West Melbourne in 1927 for successful master baker, Joseph Doyle. W. J. Davy, consulting engineer, of 430 Bourke Street, Melbourne, was the designer of this former factory pair (142-144 refaced but still existing).~~

~~The factory roof was saw-tooth in profile, supported on timber trusses, and entry was via timber folding doors. Once inside the factory floor was open with a small toilet area on the side wall. Occupiers included the Plywood and Trading Co Pty. Ltd., Rydal Knitting Co Pty. Ltd. and Collins and Keogh Pty. Ltd., engineers.~~

~~The designer, Davy, has created other identified heritage places in the City, such as 15-17 Lincoln Square South, Carlton.~~

Contributory elements include:

- one storey brick factory with cement detailing;
- sawtooth roof behind parapet clad with corrugated iron;
- patterned brickwork using soldier and stretcher coursing;
- distinctive corbelled caps to piers;
- multi-pane glazing in steel frames to windows symmetrically arranged;
- boarded timber entry doors; and
- cemented string moulds and bracketed hood over entry.

Integrity is good despite painting over of bricks and addition of signs. The factory at 142-144 has been refaced but is still existing; it could be restored using this building (138-140) as evidence.

How is it significant?

Doyle's factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Doyle's factory is significant

- Historically, as part of Interwar surge in industrial development within West Melbourne ([Criteria Criterion A](#)); and
- Aesthetically, a well-preserved factory design is a mannered classically derived style, using uncommon brick detailing ([Criteria Criterion E](#)).

Lourdes, Hannah Smith's house and dairy
187 Stanley Street, WEST MELBOURNE

Demolished



New grading system: _____ Significant and Contributory
Place type: _____ Row house, dairy
Date(s): _____ 1903
View of place: _____ 2015

Statement of Significance

What is significant?

Builder, James Wilson of 10 Richardson Street, Carlton, erected this house for dairy keeper Hannah Smith, in 1903.

The name Lourdes derives from the French town where in 1858 the Marian apparitions were seen by the peasant girl Bernadette Soubirous who was later canonized. 'Lourdes water' is water which flowed from a spring in the Grotto of Massabielle in the Sanctuary of Our Lady of Lourdes, France. The location of the spring was described to Bernadette by the apparition.

Contributory elements include:

- two storey parapeted stuccoed row house;
- side yard indicative of dairy function as is tall face brick chimney;
- cemented cornice moulds, vermiculated blocks, scrolls, anthemion and brackets with a raised gabled entablature bearing the house name 'Lourdes' and featuring a cemented lyre in the tympanum;
- face brick side and rear walls;
- pitched roof behind the parapet, with face brick and cemented and corniced chimneys;
- two storey cast-iron verandah with altered Corinthian derived column order, cast-iron balustrade and convex corrugated iron clad roof;
- double hung sash windows, with segmental arches;
- four panel entry door and toplight, tiled verandah floor;
- cast-iron palisade front fence and gate on dressed stone footings set between verandah walls; and
- contribution to valuable Victorian-era streetscape and precinct.

Integrity is good despite missing urns and friezes.

How is it significant?

Lourdes, Hannah Smith's house and dairy is significant historically and aesthetically to West Melbourne.

Why is it significant?

Lourdes, Hannah Smith's house and dairy is significant.

- Historically, for the long association with Hannah Smith as her home and dairy as indicated by the side yard entry to the property; and
- Aesthetically, as a well-preserved Victorian-era Italian Renaissance Revival row house that is distinguished by its side garden and contributory to a valuable streetscape.

William Cullen's house or Ballydavid House, part 191-193 Stanley Street 191 Stanley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built and owned by Harbor Trust engineer, William Cullen in 1885 and 1887. Builder-owner and Harbor Trust engineer, William Cullen, then of 95 Stanley Street, West Melbourne, applied to build these two four-room houses in 1885 and 1887. William and his wife Margaret lived in 193 and then 191 Stanley Street until their deaths in 1889 and 1899 respectively, leaving the houses at 191 and 193 Stanley Street to William's brother, Richard, and any other assets to the St Mary's Catholic Church.~~

~~The name of the house, Ballydavid, is after the town in County Kerry, Ireland where the Cullen family were cited many times in Griffith's Valuation of 1848-1864.~~

~~The Cullen Brothers lodged a large number of building permit applications for houses in West Melbourne during the period of 1853-1872. Between 1873 and 1888, building applications were lodged in William Cullen's name.~~

Contributory elements include:

- two storey parapeted coloured brick and stucco row house pair;
- cemented cornice moulds, vermiculated blocks and brackets with a raised arched entablatures bearing the house names;
- brown body brick and cream trim as quoining;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows;
- four-panel entry doors and toplight;
- cast-iron palisade front fences and gates on stone footings; and
- contribution to a valuable Victorian-era streetscape.

Bricks painted over and upper level windows converted to French doors on 193 Stanley Street.

How is it significant?

William Cullen's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

William Cullen's houses are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and the builder-owner development that took place there in the Victorian-era also associated with William Cullen who was employed as a Harbor Trust engineer, an occupation of specific historic interest to West Melbourne, being close to the Victoria Dock and Yarra River docking places (~~Criteria~~[Criterion A](#)); and
- Aesthetically, a well-preserved Victorian-era house pair that is contributory to a valuable streetscape (~~Criteria~~[Criterion E](#)).

William Cullen's house or Ballinlough House, part pair 191-193 Stanley Street

193 Stanley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built and owned by Harbor Trust engineer, William Cullen in 1885 and 1887. Builder-owner and Harbor Trust engineer, William Cullen, then of 95 Stanley Street, West Melbourne, applied to build these two four-room houses in 1885 and 1887. William and his wife Margaret lived in 193 and then 191 Stanley Street until their deaths in 1889 and 1899 respectively, leaving the houses at 191 and 193 Stanley Street to William's brother, Richard, and any other assets to the St Mary's Catholic Church.~~

~~The name of the house, Ballinlough, is after the town in County Roscommon, Ireland where the Cullen family were cited many times in Griffith's Valuation of 1848-1864.~~

~~The Cullen Brothers lodged a large number of building permit applications for houses in West Melbourne during the period of 1853-1872. Between 1873 and 1888, building applications were lodged in William Cullen's name.~~

Contributory elements include:

- two storey parapeted coloured brick and stucco row house pair;
- cemented cornice moulds, vermiculated blocks and brackets with a raised arched entablatures bearing the house names;
- brown body brick and cream trim as quoining;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows;
- four-panel entry doors and toplight;
- cast-iron palisade front fences and gates on stone footings; and
- contribution to a valuable Victorian-era streetscape.

Bricks painted over and upper level windows converted to French doors on 193 Stanley Street.

How is it significant?

William Cullen's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

William Cullen's houses are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and the builder-owner development that took place there in the Victorian-era also associated with William Cullen who was employed as a Harbor Trust engineer, an occupation of specific historic interest to West Melbourne, being close to the Victoria Dock and Yarra River docking places (~~Criteria~~[Criterion A](#)); and
- Aesthetically, a well-preserved Victorian-era house pair that is contributory to a valuable streetscape (~~Criteria~~[Criterion E](#)).

Fitchett Brothers Pty. Ltd. Factory

240-250 Stanley Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Factory
Date(s):	1920, 1928, 1932
View of place:	2015

Statement of Significance

What is significant?

~~Fitchett Brothers printing works designed by Carleton and Carleton in 1920 as the first stage, with a factory extension up Stanley Street, to a design by P. G. Fick and Son Architects in 1928. Further works after a fire were carried out 1932 to designs of fashionable architects, R.M. And M.H. King. Carleton and Carleton Architects designed the first stage of this brick factory or printing works at the corner of Stanley Street and Railway Place, West Melbourne with a building permit application lodged in 1920. Application plans showed two levels, an open plan, corner stair and entry via Railway Place (vertical boarded timber doors), a cart dock with open lift attached, and a supervisor platform at the rear of the ground floor. An office, turps store, urinal and water closet were in a small light court or yard at the rear. On the first floor were two rooms, cloak room, and two water closets.~~

~~The next construction stage was in 1928 when an estimated £3000 was expended on a factory extension up Stanley Street, to a design by P. G. Fick and Son Architects. This was a five bay matching addition on two levels.~~

~~In 1932 some £2000 was spent on reinstatement of the Fitchett Brothers printing works after a fire to designs by fashionable architects, R.M. And M.H. King. New steel-framed hopper windows and spandrels were installed in place of the former timber frames. Proposed works in 1943 were reduced in scope because of World War Two restrictions on the supply and use of building materials and labour, overseen by the Department of War Organisation of Industry.~~

~~Fitchett brothers published the 'New Idea', Australia's oldest women's magazine, 'Life' magazine, 'Everylady's Journal' and a number of Ned Kelly books 'From Convict To Bushranger' and 'Ned Kelly And His Gang' in the 1930s and 1940s. They also published 'In The Days of Thunderbolt and Moonlight'. Southdown Press had taken over their titles at this address by the mid 1940s.~~

Contributory elements include:

- large two level brick and cemented classical revival factory on a corner site;
- cemented cornice moulding and entablature with panelled brick parapet wall above; and
- giant-order piers extending through to the parapet, rounded pier at corner.

Integrity is good despite conversion of the building to a residential use with a recessed upper level addition and changes to windows and doors.

How is it significant?

Fitchett Bros. Pty Ltd. Factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Fitchett Bros. Pty. Ltd. Factory is significant.

- Historically, for the close link with nationally known publishing house, Fitchett Brothers and as representative of the Interwar surge in industrial development within West Melbourne (Criteria Criterion A); and
- Aesthetically, altered but impressive classical revival corner building with its giant-order façade and strong brickwork expression (Criteria Criterion E).

Victoria Buildings or Walton's shop and residence row

173-181 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shops & residences
Date(s):	1864-5, 1890
View of place:	2015

Statement of Significance

What is significant?

~~Shops and residences built for Robert Walton during 1864-5. Reconstruction or the addition of a storey and a new façade was done c1890. Robert Walton, the original Crown Grantee and a builder and plasterer of Lygon Street, Carlton, had these shops built as an investment, during 1864-5. He owned them for around forty years and leased them to such traders as William Marsden, a tobacconist, who leased 175 Victoria Street for over ten years; also Isaac Long a shoemaker, Sam Jacobs, a dealer; James Nesbitt a fruiterer; and James Hogan a bootmaker.~~

~~The City of Melbourne rate valuation increased from £30 to £54 each in 1890, when the description changed to 'brick shop, four rooms' from that with 'three rooms' and the shops were all listed as 'vacant' in the City of Melbourne Rate Books. This probably meant reconstruction or the addition of a storey and a new façade, given the DeGruchy and Leigh isometric of 1866 shows one level. Walton owned these buildings at his death in 1912, leaving an extensive property holding and highly valued estate, equivalent to approximately \$966,380.~~

Contributory elements include:

- a two-storey stuccoed brick shop and residence row of three;
- parapeted roof line with cemented chimneys and pitched corrugated iron clad roof behind;
- tripartite Victoria Street façade with central wall bay given a raised gabled entablature with the building name,
- vermiculation in the tympanum, flanking piers and pilasters, pineapples and an acroterion as cemented decoration;
- secondary pedimented entablature with scrolls over the corner splay;
- pilaster divisions on the upper level for three smaller shops at the west end of the Victoria Street façade, none on the Peel Street elevation;
- ornamental metal wall vents;
- cemented architraves to the three-light upper level double-hung sash windows;
- blind upper level window on the corner splay at Capel Street;
- stepped string and cornice moulds as further ornament;
- part of an early timber shop front on 175;
- an iron City of Melbourne Corporation pattern verandah with convex verandah; and
- contribution as a major corner element in the Victoria Street commercial precinct, paralleling with 187-9 on the contiguous corner of the block at Capel Street.

Early shop fronts with recessed entries, have been recreated, and the street verandah, that was missing from 179-181, has been reinstated, enhancing the integrity of this row.

How is it significant?

Victoria Buildings or Walton's shop and residence row is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Victoria Buildings or Walton's shop and residence row is significant.

- Aesthetically, as a well-preserved shop and residence row that exemplifies both the mid and late nineteenth century development booms in West Melbourne, with its upper façade detailing, splayed corner, return street verandah and shop front remnants also constituting a major streetscape element in a highly significant townscape (~~Criteria~~[Criterion E](#)); and
- Historically, a shop row with an early beginning, built by one of the many developer-builders in the area, in this case one who became very wealthy, and occupying a prominent location in the retail area; representative of both the beginning and end of a major growth period in West Melbourne (~~Criteria~~[Criterion A](#)).

Hughes shop and residences

187-189 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1870-72
View of place:	2015

Statement of Significance

What is significant?

Shop and residence built for William Hughes in two stages 1870-1872 by James Taylor. ~~Furniture dealer, bedding manufacturer and upholsterer, William Hughes was the rated owner-occupier of this shop and residence, and attached residence in Capel Street, built in two stages 1870-1872. James Taylor, of 11 Miller Street, West Melbourne, built the first stage.~~

~~Melbourne City Council rate books for 1868 describe two earlier shops of five rooms 'in bad repair' on the site. The following year a brick double shop with eight rooms is rated in their place and by 1871 rate books describe a brick shop, show rooms, dwelling and house on the site with eight rooms owned by William Hughes. Hughes already owned three-room brick shops adjoining to the east in Victoria Street.~~

Contributory elements include:

- a double-storey rendered, simple Colonial Georgian styled, shop and dwelling with attached dwelling in Capel Street;
- a parapeted and corniced façade with pitched main roofs behind;
- principal façade to Victoria Street, with three timber-framed double-hung sash windows with moulded architraves at first floor level;
- Capel Street facade with four upper level architraved double-hung sash windows and attached symmetrical house facade with four-panel door with top light also in a Georgian style;
- a moulded cornice terminating the façade and returning along the side elevation to Capel Street;
- stepped cornice in Capel Street graduating in height to an attached residential wing;
- a rare timber framed shopfront with recessed centre entry; and
- contribution to a significant Victorian-era commercial and residential streetscape.

How is it significant?

Hughes shop and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hughes shop and residences are significant.

- Historically, as well-preserved and therefore representative of commercial development of the late nineteenth century boom in West and North Melbourne; also representative of the start of a major growth period (Victorian-era) in West Melbourne (~~Criteria~~[Criterion A](#)); and
- Aesthetically, as shop and residences with rare details and as a key contributory heritage element in a significant Victorian-era commercial streetscape (~~Criteria~~[Criterion E](#)).

Prince Albert Hotel, later shop and residence, part 195-197 Victoria Street.**195 Victoria Street, WEST MELBOURNE**

New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Hotel
Date(s):	1873
View of place:	2015

Statement of Significance***What is significant?***

~~Shops and residences in 1873 and by 1876 the Prince Albert Hotel, owned by baker Robert Pringle. These buildings were built as shops in 1873 for Robert Pringle, a baker of Hotham. By 1876, 195 Victoria Street was run as the Prince Albert Hotel (also listed as the Albert Hotel) still under the ownership of Robert Pringle until near the turn of the century. His licensees included Alfred Hardham, Michael Coffey and Ellen Farrell. The shop and residence at 197 was Pringle's own bakers shop being occupied later by other bakers such as James Shiels. Pringle was a Hotham councillor and mayor in the 1870s.~~

Contributory elements include:

- a two-storey Italian Renaissance Revival style, stuccoed brick parapeted former hotel (195) and bakers shop and residence (197), set on a corner site and built to the street alignment;
- pitched corrugated iron clad roof behind the stepped parapeted façade, with cemented and corniced chimneys;
- trabeated ground level, with and pilasters located around doorways and the former balloon arched bar windows;
- upper level arched fenestration, with moulded architraves, bracketed blocks, cornice, impost and string-moulds;
- double-hung sash windows;
- four-panel door with top light in the corner splay with upper level blinded window recess; and
- ~~contribution as a corner and major element in the significant Victoria Street commercial precinct, relating strongly to~~
- ~~197, 199, 201-3 and 205 Victoria Street.~~

Integrity is good despite missing parapet orbs on 195; replaced shop front (recessed entry type) on 197 and a cantilever verandah added to 197.

How is it significant?

The Prince Albert Hotel, baker's shop and residence are significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Prince Albert Hotel, baker's shop and residence are significant.

- Aesthetically, 195 Victoria Street is a typical corner hotel of the period but near original, conservatively but competently elevated in the Italian Renaissance Revival style and forms a major part in the Victorian-era streetscape; 197 Victoria Street is an altered shop and residence but is linked with the important 195 Victoria above the verandah (Criteria Criterion E); and
- Historically and socially, (195 Victoria Street) as a former hotel or gathering place and being on a corner site, has achieved social and visual prominence and, (197 Victoria Street) the baker's shop and the residence of the hotel's

locally prominent owner-builder, Robert Pringle, also representative of a major growth period (Victorian-era) in West Melbourne (~~Criteria~~[Criterion A, G](#)).

Pringle's baker's shop and residence, part 195-197 Victoria Street

197-197A Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

Shops and residences in 1873 and by 1876 the Prince Albert Hotel, owned by baker Robert Pringle.

~~These buildings were built as shops in 1873 for Robert Pringle, a baker of Hotham. By 1876, 195 Victoria Street was run as the Prince Albert Hotel (also listed as the Albert Hotel) still under the ownership of Robert Pringle until near the turn of the century. His licensees included Alfred Hardham, Michael Coffey and Ellen Farrell. The shop and residence at 197 was Pringle's own bakers shop being occupied later by other bakers such as James Shiels. Pringle was a Hotham councillor and mayor in the 1870s.~~

Contributory elements include:

- a two-storey Italian Renaissance Revival style, stuccoed brick parapeted former hotel (195) and bakers shop and residence (197), set on a corner site and built to the street alignment;
- pitched corrugated iron clad roof behind the stepped parapeted façade, with cemented and corniced chimneys;
- trabeated ground level, with and pilasters located around doorways and the former balloon arched bar windows;
- upper level arched fenestration, with moulded architraves, bracketed blocks, cornice, impost and string-moulds;
- double-hung sash windows;
- four-panel door with top light in the corner splay with upper level blinded window recess; and
- contribution as a corner and major element in the significant Victoria Street commercial precinct, relating strongly to 197, 199, 201-3 and 205 Victoria Street.

Integrity is good despite missing parapet orbs on 195; replaced shop front (recessed entry type) on 197 and a cantilever verandah added to 197.

How is it significant?

The Prince Albert Hotel, baker's shop and residence are significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Prince Albert Hotel, baker's shop and residence are significant.

- Aesthetically, 195 Victoria Street is a typical corner hotel of the period but near original, conservatively but competently elevated in the Italian Renaissance Revival style and forms a major part in the Victorian-era streetscape; 197 Victoria Street is an altered shop and residence but is linked with the important 195 Victoria above the verandah (Criteria Criterion E); and
- Historically and socially, (195 Victoria Street) as a former hotel or gathering place and being on a corner site, has achieved social and visual prominence and, (197 Victoria Street) the baker's shop and the residence of the hotel's

| locally prominent owner-builder, Robert Pringle, also representative of a major growth period (Victorian-era) in West Melbourne [\(Criteria A, G\)](#).

William Hughes warehouse

201-203 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

~~Warehouse or shop and residence built in 1875 for bedding manufacturer William Hughes, by James Moore. The first owner of this warehouse or shop and residence, in 1875, was bedding manufacturer William Hughes. Builder, James Moore, applied to build what was described as a 'warehouse' for Hughes in May 1874. Hughes achieved unwanted publicity in an 1870s insolvency case.~~

~~The first tenant, Peter Alcock whose firm were ink makers, subsequently acquired the property in the period 1879-1882. An ironmonger George Fyfe then owned and occupied the shop until the turn of the century.~~

Contributory elements include:

- a large two-storey stucco brick warehouse, and shop and residence;
- a parapeted façade in a simple Italian Renaissance Revival character, with pitched roof behind;
- cornice and string-moulds, with lions heads and paired brackets as only other ornament;
- arched architraved (and formerly shuttered) upper level double-hung sash windows, with panelled sills; and
- contribution to the significant Victoria Street commercial precinct.

Integrity is good despite removal of the timber shop front and the upper level window shutters, addition of a street awning and removal of parapet orbs or urns.

How is it significant?

William Hughes warehouse is significant historically and aesthetically to West Melbourne.

Why is it significant?

William Hughes warehouse is significant.

- Aesthetically, a large, conservatively designed warehouse in the Italian Renaissance Revival manner which possesses interesting details such as the architraves and panelled sills (shutters gone) and a major role in a significant Victorian-era streetscape (~~Criteria~~ [Criterion E](#)); and
- Historically, interesting as a visual variation in the use pattern of the street (typically shop and residences) and identified by long tenure to individual firms and use types, also representative of ~~a~~ the start of a major growth period in West Melbourne and linked with the locally prominent Hughes family (~~Criteria~~ [Criterion A](#)).

Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge

215 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1873-4, c1955
View of place:	2015

Statement of Significance

What is significant?

~~Two shops and built for well-known West Melbourne undertaker, Henry Allison in 1873 adjoining his funeral parlour at 217-219 Victoria Street. Don Camillo coffee lounge opened here 28th August, 1955, making its name as one of Melbourne's iconic sports café restaurants. Well-known West Melbourne undertaker, Henry Allison, of 40 (later 217-219) Victoria Street applied to build two shops and dwellings in November 1873 adjoining his funeral parlour at 217-219 Victoria Street. He leased the shops with 213 used as a pawnbroker and 215 by a confectioner, later as a cafe.~~

~~After World War Two Italian immigration increased dramatically, including large numbers of agricultural workers from southern Italian regions, including Sicily and Calabria.~~

~~Don Camillo coffee lounge opened here 28th August, 1955, making its name as one of Melbourne's iconic sports café restaurants. Don Camillo's was one of a small number of Italian café's to open in the City post World War Two. The Gaggia espresso machine installed at Don Camillo café in the 1950s was one of the first of its type to be imported to Australia from Italy. Australian boxing history was also linked to the early ownership of champion boxer, Aldo Pravisani, with later owners including Sam Greco, World Champion kickboxer.~~

~~First owner, (Don) Dino Camillo emigrated from Bavaria, Treviso a province of Northern Italy, just before the outbreak of World War Two. In 1950 he was joined by his brother, Tarcisio, and in 1953 they founded the Camillo Brothers construction company which later also manufactured terrazzo tiles. Their terrazzo tiles can be seen on the Don Camillo café floor, along with other 1950s décor.~~

Contributory elements include:

- two-level stuccoed shop and residence;
- simple Italian Renaissance revival styling with cemented cornice moulds;
- face brick side and rear walls;
- pitched roof behind the parapet;
- formerly double-hung sash windows on the upper level, since modified;
- sheet metal encased, neon 1950s business sign attached to upper level; and
- contribution to a significant Victorian-era commercial streetscape.

Contributory internal elements include the terrazzo mosaic floor and 'Caffe Espresso' sign at the rear of the ground floor, with photographic memorabilia covering the walls showing moments from the last fifty years in the sporting world. ~~However these elements do not constitute a significant interior as required by the VPP Practice Note, Applying the Heritage Overlay.~~

Integrity is fair, given the changes to upper-level windows and the significant 1950 character of the ground level.

How is it significant?

Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge (215 Victoria Street) is significant historically and socially to West Melbourne.

Why is it significant?

Allison's shop and residence (part 213-215 Victoria Street), later Don Camillo coffee lounge (215 Victoria Street) is significant.

- Historically, linked with the well-known West Melbourne undertaker, Henry Allison, as part of a key development era in West Melbourne (~~Criteria~~ [Criterion A](#)); and
- Historically and socially, in another era the café at 215 was one of the first group of European-style espresso coffee shops established in 1950s Melbourne and one of the few that still remains in operation. The cafe retains much of its original character internally with a colourful terrazzo floor and externally, the neon signage. Owned by the champion boxer, Aldo Pravisani, the café reflects the surge in Italian immigration to Australia, and particular the inner Melbourne suburbs, after World War Two ([Criteria A, G](#)).

Henry Allison later Alfred Allison, undertaking premises (part)

217-219 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Mortuary
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

[One of two shops and dwellings built for undertaker, Henry Allison, in 1865.](#) The location of the first Allison mortuary business, under the style of Henry Allison in 1854, with advertising 'Funerals furnished at the lowest charges' from Wreckyn Street, Parkside (North Melbourne) in 1855, with a later temporary business conducted in Howard Street. The Crown Grant for the Victoria Street site was issued in 1859 and by 1865 Henry had erected a three room cottage in Victoria Street, calling for tenders to provide brick and rubble work for the project. By August 1865 he had started construction of two shops and dwellings, in Victoria Street, next to what was then number 40. Allison was to acquire and develop property in North Melbourne and West Melbourne, leaving him a wealthy man at the time of his death in 1884, aged only 49 with the acknowledgement in the local press '.....a busy and energetic life, thirty years of which were spent in this city.'

The Allison family of undertakers evolved from father Thomas Allison of Camberwell, England, who sent out £1000 to Henry Allison to establish himself in the colony, to be shared with his brothers upon Henry's death. Thomas had five sons: Henry, Edward, James, Joseph and John. Joseph Allison managed the Victoria Street business for his brother, Henry Allison, and, after Henry's death established his own business in 1886, at Errol Street, North Melbourne.

After Henry Allison died in 1884, he was succeeded at Victoria Street by his son Alfred. In c1887 the business was termed '...one of the largest and oldest in the colony...(with) carriages and hearses ... among the finest in the colonies'. Five years after Henry's death, Alfred died leaving the business to his brother-in-law, Walter Downing when it was described as 'the most prominent and extensively known establishment in the metropolis..' By 1903, Allison family undertaking firms existed at Moonee Ponds, Newmarket, Clifton Hill (still existing) and High Street, Northcote.

Contributory elements include:

- parapeted stuccoed brick commercial pair;
- part pitched roof behind the parapet (217-219 removed);
- one a shop or parlour and residence (221) and the other possessing a carriage entrance with a residence over;
- simple cemented detail includes a raised pediment over 217-219 and cornice mouldings;
- double-hung sash windows as upper level fenestration;
- stone pitched crossover to the carriage way 217-219; and
- contribution to an old part of the significant Victoria Street commercial precinct.

Changes to the complex include:

- timber street verandah has been replaced on 221, with an unrelated cantilever verandah;

- the former shop front with central recessed entry and panelled timber plinths of 221, has been replaced;

- segmentally arched recesses either side of the carriage way, and the former bi-parting carriage way doors replaced at 217-219;
- roof and upper level shutters removed from 217-219;
- rare upper level window blind hoods removed from 221 since 1983;
- chimneys removed;
- Interwar dado tiles removed from 217-219;
- unsympathetic paint scheme has divided the complex; and
- a publicly visible two-storey rear addition has been made to 217-219 since 1983 with one upper level window removed as surveyed 2015.

How is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant.

- Aesthetically, old and of a conservative design, typical of the date and type, and the survival of the rare carriage way to 217-19 Victoria Street provides a significant element in the commercial streetscape which communicates the 19th century nature and original and distinctive use of the building [\(Criteria Criterion E\)](#);
- Historically, among the oldest group of shops in the area and closely linked with the Allison undertaking business that evolved from this single location into the nearby suburbs and achieved wealth and prosperity that is still evident today in survivors of the family firm across Melbourne. The firm and its origins are well documented in a key record of Edwardian Victoria, the 'Cyclopedia of Victoria', providing a great enhancement of the physical heritage values of this place [\(Criteria Criterion A\)](#); and
- Socially, significant as the focus of a century of inner Melbourne funeral arrangements [\(Criteria Criterion G\)](#).

Henry Allison later Alfred Allison, undertaking premises (part)

221 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

One of two shops and dwellings built for undertaker, Henry Allison, in 1865. The location of the first Allison mortuary business, under the style of Henry Allison in 1854, with advertising 'Funerals furnished at the lowest charges' from Wreckyn Street, Parkside (North Melbourne) in 1855, with a later temporary business conducted in Howard Street. The Crown Grant for the Victoria Street site was issued in 1859 and by 1865 Henry had erected a three room cottage in Victoria Street, calling for tenders to provide brick and rubble work for the project. By August 1865 he had started construction of two shops and dwellings, in Victoria Street, next to what was then number 40. Allison was to acquire and develop property in North Melbourne and West Melbourne, leaving him a wealthy man at the time of his death in 1884, aged only 49 with the acknowledgement in the local press '.....a busy and energetic life, thirty years of which were spent in this city.'

The Allison family of undertakers evolved from father Thomas Allison of Camberwell, England, who sent out £1000 to Henry Allison to establish himself in the colony, to be shared with his brothers upon Henry's death. Thomas had five sons: Henry, Edward, James, Joseph and John. Joseph Allison managed the Victoria Street business for his brother, Henry Allison, and, after Henry's death established his own business in 1886, at Errol Street, North Melbourne.

After Henry Allison died in 1884, he was succeeded at Victoria Street by his son Alfred. In c1887 the business was termed '...one of the largest and oldest in the colony...(with) carriages and hearses ... among the finest in the colonies'. Five years after Henry's death, Alfred died leaving the business to his brother-in-law, Walter Downing when it was described as 'the most prominent and extensively known establishment in the metropolis..' By 1903, Allison family undertaking firms existed at Moonee Ponds, Newmarket, Clifton Hill (still existing) and High Street, Northcote.

Contributory elements include:

- parapeted stuccoed brick commercial pair;
- part pitched roof behind the parapet (217-219 removed);
- one a shop or parlour and residence (221) and the other possessing a carriage entrance with a residence over;
- simple cemented detail includes a raised pediment over 217-219 and cornice mouldings;
- double-hung sash windows as upper level fenestration;
- stone pitched crossover to the carriage way 217-219; and
- contribution to an old part of the significant Victoria Street commercial precinct.

Changes to the complex include:

- timber street verandah has been replaced on 221, with an unrelated cantilever verandah;
- the former shop front with central recessed entry and panelled timber plinths of 221, has been replaced;
- segmentally arched recesses either side of the carriage way, and the former bi-parting carriage way doors replaced at 217-219;
- roof and upper level shutters removed from 217-219;
- rare upper level window blind hoods removed from 221 since 1983;
- chimneys removed;
- Interwar dado tiles removed from 217-219;
- unsympathetic paint scheme has divided the complex; and
- a publicly visible two-storey rear addition has been made to 217-219 since 1983 with one upper level window removed as surveyed 2015.

How is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant.

- Aesthetically, old and of a conservative design, typical of the date and type, and the survival of the rare carriage way to 217-19 Victoria Street provides a significant element in the commercial streetscape which communicates the 19th century nature and original and distinctive use of the building [\(Criteria Criterion E\)](#);
- Historically, among the oldest group of shops in the area and closely linked with the Allison undertaking business that evolved from this single location into the nearby suburbs and achieved wealth and prosperity that is still evident today in survivors of the family firm across Melbourne. The firm and its origins are well documented in a key record of Edwardian Victoria, the 'Cyclopedia of Victoria', providing a great enhancement of the physical heritage values of this place [\(Criteria Criterion A\)](#); and
- Socially, significant as the focus of a century of inner Melbourne funeral arrangements [\(Criteria Criterion G\)](#).

St Mary's Star of the Sea Church complex, and stained glass window

273 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Church, organ
Date(s):	1891-1900
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance

(~~known~~ Known as 33 Howard Street and 235-273 Victoria Street, West Melbourne)

Victorian Heritage Register number: H2182

What is significant?

St Mary Star of the Sea was built in 1891-1900 to replace an earlier church built in 1854. North and West Melbourne became a parish in 1872 and in 1872-3 a presbytery designed by William Wardell was built for the first resident priest. In 1881 it was condemned due to faulty foundations and the architects Reed and Barnes carried out extensive renovations, with the addition of prominent curved buttresses and a verandah and balcony. The foundations of a new church were laid in 1883-6, but by 1889 there were concerns that the new church would be too small and it was resolved to begin again. The new building was designed by the architect Edgar Henderson and the contract was awarded in September 1891 to C W Crompton. The 1890s depression and lack of funds slowed work considerably and in 1896, with the walls still incomplete, Henderson left Victoria for Western Australia. He was replaced by the architect Phillip Kennedy who made a number of alterations to Henderson's design, and is credited with the final design of the roof and the interior. In 1897 the spire was eliminated from the design due to financial problems. In 1898 the specifications were accepted for a new pipe organ, a huge electric-powered three manual instrument by Fincham and Hobday. Windows were commissioned from the leading manufacturers in England, Germany and Australia. The church was officially opened on 18 February 1900 by Cardinal-Archbishop Moran of Sydney. The fixtures and fittings were supplied by some of the most highly-regarded artists and furnishers in Melbourne and beyond. With the completion of the new church the old one was used as a school. A new boys' school designed by the architects Kempson and Conolly was built on Howard Street in 1910, and three years later the old church was demolished and a girls' school designed by the same architects was completed in 1914 on the Chetwynd Street corner. The old denominational school south of the old church was converted into clubrooms (now demolished and replaced by a new school building). Further decoration of the interior took place in the Interwar period and in the 1920s the original timber altars were replaced by altars of Italian marble. The building and interiors underwent major restoration works in the early twenty-first century.

The St Mary Star of the Sea complex includes the church, the presbytery, and the boys' and girls' schools. The church is a Latin Cross plan French Gothic style building of brick faced with random coursed sandstone on a bluestone plinth, with limestone dressings, a slate roof and an incomplete tower on the north-east corner. The slate roof is embellished with a series of dormer vents, fabricated from sheet zinc. At the centre of the roof is a polygonal fleche of pressed zinc on timber framing, with louvred vents on the sides and surmounted by a tapering conical spire. The colonettes flanking the window and door openings are of polished red Aberdeen granite. The total length of the building is 175 ft. (54 m) and the height of the roof ridge is 75 ft. (23m). The interiors are opulently decorated, with a strong Italian Baroque influence. The nave is

painted pink and there is extensive use of high-quality building stone such as Swedish red granite in the nave columns, Carrara white marble for the transept piers and Pyrenean rose marble for the chapel columns. This is further enhanced by the reflective finishes of the mosaic-tiled sanctuary floor, the brass altar rails, the scagliola (imitation marble) of the colonettes and the polished timber, especially in the distinctive two-toned groined ceiling. The ceiling is lined with timber panelling, and painted statues of angels blowing trumpets stand on the hammerbeams. The church retains much original furniture and fittings, including its pews (1900), elaborate marble altars (1925-7) and font (1900), a fine set of Stations of the Cross by Peter Hansen (1901), a Mission Cross by James Curtin (1891), a Bishop's throne made for Daniel Mannix in 1913, and several notable stained glass windows made by prominent local and overseas craftsmen.

The Fincham organ in the gallery is a large three manual organ with richly gilded and decorated pipes arranged on either side of a large stained glass window, possibly by Brooks Robinson and Co, and with a fine blackwood console. The presbytery is a symmetrical two storey rendered building with a slate roof, and a two storey cast iron verandah with unusual round-arched flying buttresses supporting the walls. The boys' school is a two storey symmetrical rendered Free Classical style building with a slate roof and with twin gabled parapets on the front elevation. The front facade of the girls' school has a very similar composition, but is of face brick with rendered dressings and has Gothic arched openings.

How is it significant?

St Mary Star of the Sea is of architectural, historical, aesthetic, technological and social significance to the state of Victoria.

Why is it significant?

St Mary Star of the Sea is historically significant as Melbourne's largest parish church and as one of the most costly parish churches built in Australia, a reflection of the spirit of the substantial Catholic population, predominantly of Irish extraction, of the area in the late nineteenth and early twentieth century that helped fund its construction.

St Mary Star of the Sea is architecturally significant as unusual example of a church in the French Gothic style, and as a major example of the work of the distinguished architects Edgar Henderson, a Catholic architect who later achieved considerable success and renown as a designer of Catholic churches, schools and convents in Western Australia, and Phillip Kennedy. The complex includes an interesting presbytery designed by William Wardell and altered by Reed and Barnes and two early twentieth century school buildings by Kempson and Connolly.

St Mary Star of the sea is of aesthetic significance for its opulent interior, with imposing marble and granite pillars, an unusual timber ceiling, thought to be unique in Victoria, intricate marble fittings, especially the marble altars and font, Stations of the Cross by Peter Hansen and an oak mission cross by James Curtin. The magnificent stained glass windows are by prominent local and European makers, such as William Montgomery, Hardman and Company of London and Franz Mayer and Company of Germany.

The Fincham pipe organ is historically and technologically significant as the largest example of nineteenth century indigenous organ building in Australia to remain essentially unaltered. It is the most intact surviving example of the work of the prominent organ builder George Fincham and was the last organ completed by Fincham himself. It one of a very small number of surviving three-manual Fincham organs, and is believed to be the second largest organ, after that in the Sydney Town Hall, to retain a tubular-pneumatic key and action stop.

St Mary Star of the Sea is socially significant for its important role in the lives of the Roman Catholic community of Melbourne.

- See [More](http://vhd.heritagecouncil.vic.gov.au/places/1276#sthash.WmjoOYng.dpuf) At: <http://vhd.heritagecouncil.vic.gov.au/places/1276#sthash.WmjoOYng.dpuf>

Stedeford's shop and residence row part 279-285 Victoria Street

279 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

~~Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881. Three of these four shops, built by Thomas Cockram and Company for John Stedeford in 1881, had long-term occupants who remained there until after 1900: 279 Victoria Street housed George Prout the chemist; Kate Taylor the bookseller was in 281; and John Cain the tailor in 283. Tenants of the fourth shop, 285 Victoria Street, included Mary Owen, William Keagan and James McAllister.~~

~~John Stedeford was a Justice of the Peace for forty years, a long term St. Kilda councillor, representing the St. Kilda municipality on the Metropolitan Tramway Trust, of which he was chairman for some twelve years. He was also active in the West Melbourne community. Stedeford was born at Bishop Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was well known in the Melbourne and Bendigo districts as pioneer of both. He owned considerable house property in the City and suburbs, including North and West Melbourne, and had an estate of over £32000 at his death, equivalent to approximately \$3,733,390 in 2016. (Refer also to 19 Howard Street, 297-307 Victoria Street).~~

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street.
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283, removal of verandahs from 281-285 and a cantilever awning addition on 283.

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape (Criteria Criterion E); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern (Criteria Criterion A).

Stedeford's shop and residence row part 279-285 Victoria Street

281 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shops & residences
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

[Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881.](#)

~~Three of these four shops, built by Thomas Cockram and Company for John Stedeford in 1881, had long-term occupants who remained there until after 1900: 279 Victoria Street housed George Prout the chemist; Kate Taylor the bookseller was in 281; and John Cain the tailor in 283. Tenants of the fourth shop, 285 Victoria Street, included Mary Owen, William Keagan and James McAllister.~~

~~John Stedeford was a Justice of the Peace for forty years, a long-term St. Kilda councillor, representing the St. Kilda municipality on the Metropolitan Tramway Trust, of which he was chairman for some twelve years. He was also active in the West Melbourne community. Stedeford was born at Bishop Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was well known in the Melbourne and Bendigo districts as pioneer of both. He owned considerable house property in the City and suburbs, including North and West Melbourne, and had an estate of over £32000 at his death, equivalent to approximately \$3,733,390 in 2016. (Refer also to 19 Howard Street, 297-307 Victoria Street).~~

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street;
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283, removal of verandahs from 281-285 and a cantilever awning addition on 283.

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape [\(Criteria Criterion E\)](#); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern [\(Criteria Criterion A\)](#).

Stedeford's shop and residence row part 279-285 Victoria Street

283 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shops & residences
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

[Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881.](#)

~~Three of these four shops, built by Thomas Cockram and Company for John Stedeford in 1881, had long-term occupants who remained there until after 1900: 279 Victoria Street housed George Prout the chemist; Kate Taylor the bookseller was in 281; and John Cain the tailor in 283. Tenants of the fourth shop, 285 Victoria Street, included Mary Owen, William Keagan and James McAllister.~~

~~John Stedeford was a Justice of the Peace for forty years, a long term St. Kilda councillor, representing the St. Kilda municipality on the Metropolitan Tramway Trust, of which he was chairman for some twelve years. He was also active in the West Melbourne community. Stedeford was born at Bishop Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was well known in the Melbourne and Bendigo districts as pioneer of both. He owned considerable house property in the City and suburbs, including North and West Melbourne, and had an estate of over £32000 at his death, equivalent to approximately \$3,733,390 in 2016.~~

~~(Refer also to 19 Howard Street, 297-307 Victoria Street).~~

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street~~;~~
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283 [Victoria Street](#), removal of verandahs from 281-285 [Victoria Street](#) and a cantilever awning addition on 283 [Victoria Street](#).

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape [\(Criteria Criterion E\)](#); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern [\(Criteria Criterion A\)](#).

Stedeford's shop and residence row part 279-285 Victoria Street

285 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shops & residences
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

[Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881.](#)

~~Three of these four shops, built by Thomas Cockram and Company for John Stedeford in 1881, had long-term occupants who remained there until after 1900: 279 Victoria Street housed George Prout the chemist; Kate Taylor the bookseller was in 281; and John Cain the tailor in 283. Tenants of the fourth shop, 285 Victoria Street, included Mary Owen, William Keagan and James McAllister.~~

~~John Stedeford was a Justice of the Peace for forty years, a long-term St. Kilda councillor, representing the St. Kilda municipality on the Metropolitan Tramway Trust, of which he was chairman for some twelve years. He was also active in the West Melbourne community. Stedeford was born at Bishop Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was well known in the Melbourne and Bendigo districts as pioneer of both. He owned considerable house property in the City and suburbs, including North and West Melbourne, and had an estate of over £32000 at his death, equivalent to approximately \$3,733,390 in 2016. (Refer also to 19 Howard Street, 297-307 Victoria Street).~~

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street;
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283 [Victoria Street](#), removal of verandahs from 281-285 [Victoria Street](#) and a cantilever awning addition on 283 [Victoria Street](#).

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape. [\(Criteria Criterion E\)](#); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern. [\(Criteria Criterion A\)](#).

Donald's shop and residence row, part 293-295 Victoria Street

293 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence row built for Inspector of Markets and a Weights Inspector, George Donald in 1885. Inspector of Markets and a Weights Inspector, George Donald and later his son, Samuel Donald, were the owners of these shops and residences for over ten years after they were built in 1885. This was four years before George's death. They were constructed on a site previously occupied by smaller shops owned by George Donald. Albert Park builder, James Lever, erected the pair.~~

~~The lessees after 1885 included Frederick Maine an agent; Phillip Woolf, who sold fancy goods; and Henry Opaz a tailor.~~

~~George Donald was an important local figure, being involved in a number of prosecutions of vendors who chose to sell outside of prescribed markets or sold inferior goods. He was also a key local property investor and office holder in the North Melbourne building society, as underscored by the construction of this shop and residence pair.~~

Contributory elements include:

- a pair of parapeted and unpainted stuccoed brick shops and residences;
- rare unpainted stucco and early signs;
- double-hung sash windows;
- Italian Renaissance Revival application in a distinctive manner;
- unusual arched parapet entablatures, astride balustraded parapets and flanked by orbs on piers;
- the serlian motif applied in the bayed upper level window grouping, each opening possessing dog-toothing at the head and rebates, and brackets, at the reveals;
- paired brackets at the side walls support the heavy parapet cornice;
- iron City of Melbourne Corporation pattern street verandahs; and
- contribution as a major element in this valuable Victorian-era commercial streetscape, most shops possessing serlian upper level fenestration.

Shop fronts have been replaced; with parts of an Edwardian-era tiled shopfront at 295; unrelated signs and service added.

How is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant.

- Aesthetically, similar to 279-85 Victoria Street for the use of the distinctive serlian fenestration and parapet detailing, and mannered use of ornament, particularly at the parapet entablature and around openings; similarly it is near original, possessing verandah and unpainted upper stucco work and is a major part of a significant Victorian-era streetscape_ [\(Criteria Criterion E\)](#); and
- Historically, a near original part of the commercial building stock minority in this dominantly residential locality; representative of a major growth period (Victorian-era) in West Melbourne; and closely linked with local market inspector, George Donald, who was a notable West Melbourne figure [\(Criteria Criterion A\)](#).

**Donald's shop and residence row, part 293-295 Victoria Street
295 Victoria Street, WEST MELBOURNE**



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence row built for Inspector of Markets and a Weights Inspector, George Donald in 1885. Inspector of Markets and a Weights Inspector, George Donald and later his son, Samuel Donald, were the owners of these shops and residences for over ten years after they were built in 1885. This was four years before George's death. They were constructed on a site previously occupied by smaller shops owned by George Donald. Albert Park builder, James Lever, erected the pair.~~

~~The lessees after 1885 included Frederick Maine an agent; Phillip Woolf, who sold fancy goods; and Henry Opaz a tailor.~~

~~George Donald was an important local figure, being involved in a number of prosecutions of vendors who chose to sell outside of prescribed markets or sold inferior goods. He was also a key local property investor and office holder in the North Melbourne building society, as underscored by the construction of this shop and residence pair.~~

Contributory elements include:

- a pair of parapeted and unpainted stuccoed brick shops and residences;
- rare unpainted stucco and early signs;
- double-hung sash windows;
- Italian Renaissance Revival application in a distinctive manner;
- unusual arched parapet entablatures, astride balustraded parapets and flanked by orbs on piers;
- the serlian motif applied in the bayed upper level window grouping, each opening possessing dog-toothing at the head and rebates, and brackets, at the reveals;
- paired brackets at the side walls support the heavy parapet cornice;
- iron City of Melbourne Corporation pattern street verandahs; and
- contribution as a major element in this valuable Victorian-era commercial streetscape, most shops possessing serlian upper level fenestration.

Shop fronts have been replaced; with parts of an Edwardian-era tiled shopfront at 295; unrelated signs and service added.

How is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant.

- Aesthetically, similar to 279-85 Victoria Street for the use of the distinctive serlian fenestration and parapet detailing, and mannered use of ornament, particularly at the parapet entablature and around openings; similarly it is near original, possessing verandah and unpainted upper stucco work and is a major part of a significant Victorian-era streetscape. [\(Criteria Criterion E\)](#); and
- Historically, a near original part of the commercial building stock minority in this dominantly residential locality; representative of a major growth period (Victorian-era) in West Melbourne; and closely linked with local market inspector, George Donald, who was a notable West Melbourne figure. [\(Criteria Criterion A\)](#).

John Stedeford's shop and residence row

297-307 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1882
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built for investor John Stedeford in 1882. William Sadler, a local property developer, owned this site before John Stedeford acquired and redeveloped the property in 1882. The row was then taken over by Charles Brache who owned them for at least the next fifteen years. Two of the lessees were Benjamin Cohen, a watchmaker, and Thomas Allison, one of the well-known family of West Melbourne undertakers. (Refer 145 Errol Street, 217-21 Victoria Street and 465-83 Queensberry Street).

John Stedeford was a Justice of the Peace for forty years, a long term St. Kilda councillor, representing the St. Kilda municipality on the Metropolitan Tramway Trust, of which he was chairman for some twelve years. He was also active in the West Melbourne community. Stedeford was born at Bishop Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was well known in the Melbourne and Bendigo districts as pioneer of both. He owned considerable house property in the City and suburbs, including North and West Melbourne, and had an estate of over £32000 at his death, equivalent to approximately \$3,733,390 in 2016. (Refer to 19 Howard Street, 279-285 Victoria Street).

Contributory elements include:

- an extensive two-storey Victorian-era stuccoed brick row (6);
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- simple parapet cornice stepped at every two shops;
- double-hung sash windows to the upper level;
- iron City of Melbourne Corporation pattern street verandahs stepped (every two shops) as the row descends the hill;
- timber shopfront with recessed entry at 307; and
- contribution as major part of a valuable Victorian-era commercial streetscape.

Integrity is good despite replacement of all shop fronts except 307 and missing parapet urns or orbs.

How is it significant?

John Stedeford's shop and residence row is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

John Stedeford's shop and residence row is significant.

- Aesthetically, as an extensive and near original shop row with a distinctive upper level fenestration pattern in common with other Stedeford shops in the block, thus greatly enhancing the streetscape; also picturesque stepping of the unusually complete street verandahs make this one of the more true to period shop rows in the metropolitan area_ [\(Criteria Criterion E\)](#); and
- Historically, as associated with John Stedeford whose other remarkable rows in Queensberry Street, North Melbourne and considerable property holdings across inner Melbourne mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area; representative of a major growth period in West Melbourne [\(Criteria Criterion A\)](#).

Stedeford's shop and residence, part 313-315 Victoria Street

313 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shops & residences
Date(s):	1880
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence row built for investor John Stedeford in 1880. John Stedeford, who owned considerable property in both North and West Melbourne, applied to build this five room brick shop and residence pair in 1880, leasing them to persons such as fruiterer James Finnigan, Thomas Ogg hair dresser, F. Parkinson, tobacconist and H. B. Negus, butcher.~~

~~John Stedeford was a Justice of the Peace for forty years, a long term St. Kilda councillor, representing the St. Kilda municipality on the Metropolitan Tramway Trust, of which he was chairman for some twelve years. He was also active in the West Melbourne community. Stedeford was born at Bishop Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was well known in the Melbourne and Bendigo districts as pioneer of both. He owned considerable house property in the City and suburbs, including North and West Melbourne, and had an estate of over £32000 at his death, equivalent to approximately \$3,733,390 in 2016.~~

Contributory elements include:

- two level stuccoed shop and residence pair designed to appear as one;
- Italian Renaissance Revival styling with cemented cornice moulds, foliated blocks and brackets, and a raised arched entablature flanked by guilloche pattern balustrading;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof;
- double-hung sash windows on the upper level each set in three lights with a serpentine frieze on the mullions, expressing the serlian motif repeated among other Stedeford developments; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite replacement of shopfronts and missing parapet urns.

How is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street is significant.

- Historically, for the link with Stedeford, a prominent figure inner Melbourne also representative of a major growth period
- in West Melbourne ([Criterion A](#)); and
- Aesthetically, a well-preserved Italian Renaissance Revival commercial example that is contributory to a significant

- Streetscape ~~(Criteria~~[Criterion E](#)).

Stedeford's shop and residences, part 313-315 Victoria Street

315 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shops & residences
Date(s):	1880
View of place:	2015

Statement of Significance

What is significant?

[Shop and residence row built for investor John Stedeford in 1880.](#)

~~John Stedeford, who owned considerable property in both North and West Melbourne, applied to build this five-room brick shop and residence pair in 1880, leasing them to persons such as fruiterer James Finnigan, Thomas Ogg hair dresser, F. Parkinson, tobacconist and H. B. Nogus, butcher.~~

~~John Stedeford was a Justice of the Peace for forty years, a long term St. Kilda councillor, representing the St. Kilda municipality on the Metropolitan Tramway Trust, of which he was chairman for some twelve years. He was also active in the West Melbourne community. Stedeford was born at Bishop Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was well known in the Melbourne and Bendigo districts as pioneer of both. He owned considerable house property in the City and suburbs, including North and West Melbourne, and had an estate of over £32000 at his death, equivalent to approximately \$3,733,390 in 2016.~~

Contributory elements include:

- two level stuccoed shop and residence pair designed to appear as one;
- Italian Renaissance Revival styling with cemented cornice moulds, foliated blocks and brackets, and a raised arched entablature flanked by guilloche pattern balustrading;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof;
- double-hung sash windows on the upper level each set in three lights with a serpentine frieze on the mullions, expressing the serlian motif repeated among other Stedeford developments; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite replacement of shopfronts and missing parapet urns.

How is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street is significant.

- Historically, for the link with Stedeford, a prominent figure inner Melbourne also representative of a major growth period in West

- Melbourne (~~Criteria~~ Criterion A); and
- Aesthetically, a well-preserved Italian Renaissance Revival commercial example that is contributory to a significant streetscape (~~Criteria~~ Criterion E).

Phillip Bevan's, later Conway's shops and residences

317-319 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shops & residences
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence row built for engineer and ironmonger Philip Bevan in 1869 and later owned by Patrick Conway, a grocer and provisions dealer. Soon after these two shops and residences were built in 1869, by engineer and ironmonger Philip Bevan, they were taken over by Patrick Conway, a grocer and provisions dealer. Conway remained there until 1881 when his son, Bernard Conway, took over. Bevan also applied to construct 'a building' at the Eades Place, Victoria Street Corner in 1865 and seemed to have been instrumental constructing in a number of other North Melbourne and West Melbourne properties.~~

~~Bernard Conway remained there until near to his death in 1922; Conway had retired to Oakleigh but not before he was the subject of a daring robbery in this building, well publicised in the local press. The building fulfilled a similar grocery role well into the late 20th. Century.~~

Contributory elements include:

- two-storey stuccoed brick shops and residences of a simple early Colonial Georgian design;
- cemented string mould with fluting;
- smooth rustication of the ground level stucco;
- dentilated cornice and architrave moulds, quoining at corners,
- a scrolled and gabled entablature, marking the important splayed corner entry of the building;
- Edwardian-era or later tiled shopfront plinths;
- a timber framed street verandah, with stepped corrugated iron clad skillion roof and stop-chamfered posts (once returning into Eades Place);
- early enamelled street signs on two elevations; and
- contribution as a major corner part of a valuable Victorian-era commercial streetscape.

All Victorian-era shop fronts have gone; the western and southern part of the street verandah have gone, the most westerly section having been altered and penetrated by traffic lights and a tramways pole. Unrelated signs, services and brackets have been added to the upper level façade.

How is it significant?

Phillip Bevan's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Phillip Bevan's shops and residences are significant.

- Aesthetically, as generally original, simply and successfully elevated corner shops and residences with part of an early
- and uncommon pre-Corporation timber verandah, also a major part of a significant Victorian-era streetscape (Criteria Criterion E); and
- Historically, 319 Victoria Street as a continuing and prominent corner grocery establishment owned by one family (Conway) for a considerable period and one of the earlier shops in Victoria Street; both shops being representative of the start of a major growth period (Victorian-era) in West Melbourne (Criteria Criterion A).

McGlone's shop and residence part Victoria Buildings, 343-345 Victoria Street

343 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence built for Police Constable, John McGlone in 1887 by Patrick Hughes. In 1877 Edward McCarthy and Christopher Martin, saddlers (see 345 Victoria Street) sold this allotment to Police Constable, John McGlone. Ten years later, McGlone commissioned Patrick Hughes of Queensberry Street, Hotham (North Melbourne) to erect this brick shop and residence. The façade matched that of 345, built four years earlier and resembles that of the former bank at 347 of 1885. The combination reads as one row, the Victoria Buildings and may have been designed by Jobbins as an extension of his commission.~~

~~McGlone used the same builder to erect his house at 16 Wimble Street, Parkville in 1889; he died wealthy in 1914. The shop adjoined the grand North Melbourne Coffee Palace and the corner Furniture Warehouse in the mid 1890s since demolished and used as a carpark.~~

Contributory elements include:

- two-level, stuccoed shop and residence;
- ~~—~~ simple Italian Renaissance Revival styling with cemented cornice moulds, paired brackets, blocks, quoining and a
- ~~_~~ raised arched entablature bearing the date '1887' on 343 and 'Victoria Buildings' on 345 flanked by piers and urns;
- originally face brick rear walls;
- pitched roof behind the parapet;
- arched double-hung sash windows on the upper level with moulded cemented architraves and bracketed sills; and
- contribution to a significant Victorian-era commercial streetscape.

Cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled

~~_~~ cast-iron frieze and brackets and convex corrugated iron clad roof has been removed from 343. The ground level has changed, side wall bricks rendered and there are rear additions. Rubble stone walling at the rear east side of 343 may be all that remains from the adjoining building, demolished.

How is it significant?

McGlone's shop and residence part Victoria Buildings is significant historically and aesthetically to West Melbourne.

Why is it significant?

McGlone's shop and residence part Victoria Buildings is significant.

- ~~—~~ Historically, as representative of a major growth period in West Melbourne and linked with the police constable
- ~~Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape.~~

McGlone who prospered from property development. ~~(Criteria Criterion A)~~; and

- ~~Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape (Criteria Criterion E).~~

- ~~Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape.~~

John Stedeford's shop and residence, part Victoria Buildings, 343-345 Victoria Street

345 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence built for investor in 1877 Edward McCarthy and Christopher Martin, saddlers (see 345 Victoria Street) sold the adjoining allotment at 343 to Police Constable, John McGlone, and erected a shop and residence on 347 Victoria Street. They sold this site to prominent local developer John Stedeford in 1883, who erected this shop and residence. Martin and McCarthy dissolved their partnership in 1884, Edward McCarthy carrying on the business at the rear of 347 Victoria Street.~~

~~In 1887 McGlone erected the brick shop and residence at 343. The façade matched that of Stedeford's shop, sharing a party wall. It also resembled the former bank at 347 Victoria Street, designed as a renovation by George Jobbins in 1885.~~

~~Later owners included 1912 Henry Frank Tritton, newsagent.~~

Contributory elements include:

- two-level stuccoed shop and residence;
- simple Italian Renaissance Revival styling with cemented cornice moulds, paired brackets, blocks, quoining and a raised arched entablature bearing the name 'Victoria Buildings' flanked by piers and urns;
- originally face brick rear walls;
- pitched roof behind the parapet;
- arched double-hung sash windows on the upper level with moulded cemented architraves and bracketed sills;
- Cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof (reinstated);
- basement lights, trimmed by stone in wall and pavement; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level and missing parapet urns.

How is it significant?

John Stedeford's shop and residence, part Victoria Buildings is significant historically and aesthetically to West Melbourne.

Why is it significant?

John Stedeford's shop and residence, part Victoria Buildings is significant.

- Historically, as representative of a major growth period in West Melbourne and linked with the important inner Melbourne figure John Stedeford who prospered in West Melbourne (~~Criteria~~ [Criterion A](#)); and
- Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape.

- Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape (Criteria Criterion E).

- ~~Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape.~~

Colonial Bank of Australasia (branch)

347 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1878, 1885
View of place:	2015

Statement of Significance

What is significant?

Erected as a shop and residence for Police Constable, John McGlone, in 1878, and renovated for the West Melbourne branch of the Colonial Bank of Australasia in 1885 to the design of George Jobbins. ~~In 1877 Edward McCarthy and Christopher Martin, saddlers, sold the allotment at 343 Victoria Street to Police Constable, John McGlone, and erected a shop and residence at 347 Victoria Street by 1878. McCarthy dissolved their partnership in 1884, Edward McCarthy carrying on the business at the rear of 347 Victoria Street after sale to the Colonial Bank.~~

~~In 1885 the West Melbourne branch of the Colonial Bank of Australasia was established at 347 Victoria Street as a renovation of the shop once owned by Martin and McCarthy with alterations designed by George Jobbins in 1885.~~

~~Edward McCarthy and Christopher Martin's workshop is shown on MMBW plans of c1895 at the rear of 347.~~

Contributory elements include:

- two level stuccoed shop and residence;
- simple Italian Renaissance Revival styling with cemented cornice moulds, paired brackets, blocks, quoining and a raised arched entablature flanked by piers (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys;
- segmentally arched double-hung sash windows on the upper level with moulded cemented architraves and bracketed sills;
- Cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof (reinstated);
- basement lights in laneway;
- early but altered former Martin and McCarthy gabled brick saddlery workshop at rear; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, and painted bricks.

How is it significant?

Colonial Bank of Australasia, part Victoria Buildings is significant historically and aesthetically to West Melbourne.

Why is it significant?

Colonial Bank of Australasia, part Victoria Buildings is significant.

- Historically, as representative of a major growth period in West Melbourne and linked with early banking in West Melbourne. (Criteria Criterion A); and

- Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins, and dates; the design of bank specialist architect, George Jobbins; also contributory to a significant streetscape (~~Criteria~~[Criterion E](#)).

Alexander Stewart's shops and residences, part 349-359 Victoria Street
349-351 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence row built in 1884 for plasterer, Alexander Stewart. North Melbourne plasterer, Alexander Stewart, was the first owner of a row of six shops and residences (349-359 Victoria Street). The row was built in 1884, after acquisition of three houses existing on this site owned by Henry Cullen. Stewart owned the row until his death in 1917 when he died a wealthy man with an estate value equivalent to around \$3,714,350. The row was then subdivided.~~

~~The upper level facades resemble those of other shop rows developed by John Stedeford in the Victorian era, North and West Melbourne. The shop at 355 Victoria Street has been refaced in the Interwar period, breaking the row into two parts, 349-353, 357-359 Victoria Street.~~

Early occupiers in the 1880s included:

- 349 Walter, N A fruiterer
- 351 Moss, Mrs Eva milliner
- 353 Burman, Frederick photographer
- 355 Ross, John tobacconist
- 357 Evans, E bootmaker
- 359 Malcolm, James hairdresser

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (~~Criteria~~[Criterion A](#)); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (~~Criteria~~[Criterion E](#)).

Alexander Stewart's shops and residences, part 349-359 Victoria Street
353 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

~~Shop and residence row built in 1884 for plasterer, Alexander Stewart. North Melbourne plasterer, Alexander Stewart, was the first owner of a row of six shops and residences (349-359 Victoria Street). The row was built in 1884, after acquisition of three houses existing on this site owned by Henry Cullen. Stewart owned the row until his death in 1917 when he died a wealthy man with an estate value equivalent to around \$3,714,350. The row was then subdivided.~~

~~The upper level facades resemble those of other shop rows developed by John Stedeford in the Victorian era, North and West Melbourne. The shop at 355 Victoria Street has been refaced in the Interwar period, breaking the row into two parts, 349-353, 357-359 Victoria Street.~~

Early occupiers in the 1880s included:

- 349 Walter, N A fruiterer
- 351 Moss, Mrs Eva milliner
- 353 Burman, Frederick photographer
- 355 Ross, John tobacconist
- 357 Evans, E bootmaker
- 359 Malcolm, James hairdresser

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (~~Criteria~~[Criterion A](#)); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (~~Criteria~~[Criterion E](#)).

W. B. Simpson's real estate office and residence

355 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1884, 1933 (rebuilt)
View of place:	2015

Statement of Significance

What is significant?

~~Part of a shop and residence row built in 1884 for plasterer, Alexander Stewart, with this shop converted for use by the Nigretta Investment Company Pty. Ltd. (W. B. Simpson's real estate) in 1933 as designed in the Jazz Moderne manner by Peck and Kemter. North Melbourne plasterer, Alexander Stewart, was the first owner of a row of six shops and residences (349-359 Victoria Street). The row was built in 1884, after acquisition of three houses existing on this site owned by Henry Cullen. Stewart owned the row until his death in 1917 when he died a wealthy man with an estate value equivalent to around \$3,714,350. The row was then subdivided.~~

~~The shop at 355 Victoria Street was refaced in the Interwar period. Peck and Kemter, Architects of 413 Collins Street, Melbourne, designed this Jazz Moderne style brick façade for Nigretta Investment Company Pty. Ltd. in 1933. The Nigretta Investment Company was care of W. B. Simpson then of 212 Victoria Street, West Melbourne, who occupied the building when completed in September 1933. The builder was L. J. Owens, of 15 Kalimna Street, Essendon. The layout had a shop as the ground level front room, with show window, but the rest of the building was residential.~~

~~The new façade was an early use of the style in Melbourne with only Yule House at 1932 being earlier. Peck and Kemter also designed the highly significant Moderne style Heidelberg Town Hall in 1937 as well as Capitol House, Swanston Street, Melbourne (W. B. Griffin, with Peck and Kemter 1924).~~

Contributory elements include:

- two level face brick parapeted Jazz-Moderne style façade;
- stepped parapet with distinctive brick patterning across the façade, including herringbone, stacked and soldier coursing;
- the number 355 set on a cement plaque on the upper level;
- multi-pane glazing in steel frames set between brick piers with sheet steel spandrels in a proto-Modern manner; and
- ~~originally part f~~ the adjoining row, still possessing the scale and related fenestration as contributory to this significant
- commercial streetscape.

Integrity is good despite changed ground level but the changes are visually related.

How is it significant?

W B Simpson's real estate office and residence is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

W B Simpson's real estate office and residence is significant.

- Historically, as originally part of Alexander Stewart's long commercial row of 1882, but revised in a new Interwar style to serve the development surge in West Melbourne, as W. B. Simpson's real estate office (~~Criteria~~Criterion A); and
- Aesthetically, an early and innovatory use of this new architectural style, being among the first in Victoria and well-preserved, also the work of well known architects, Peck and Kemter and contributory to a significant commercial streetscape (~~Criteria~~Criterion E).

Cullen's shops and residences, part 349-359 Victoria Street

357 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

[Shop and residence row built in 1884 for plasterer, Alexander Stewart.](#)

~~North Melbourne plasterer, Alexander Stewart, was the first owner of a row of six shops and residences (349-359 Victoria Street). The row was built in 1884, after acquisition of three houses existing on this site owned by Henry Cullen. Stewart owned the row until his death in 1917 when he died a wealthy man with an estate value equivalent to around \$3,714,350. The row was then subdivided.~~

~~The upper level facades resemble those of other shop rows developed by John Stedeford in the Victorian era, North and West Melbourne. The shop at 355 Victoria Street has been refaced in the Interwar period, breaking the row into two parts, 349-353, 357-359 Victoria Street.~~

~~Early occupiers in the 1880s included:~~

~~349 Walter, N A fruiterer~~

~~351 Moss, Mrs Eva milliner~~

~~353 Burman, Frederick photographer~~

~~355 Ross, John tobacconist~~

~~357 Evans, E bootmaker~~

~~359 Malcolm, James hairdresser~~

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- ~~—~~ simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and
- ~~_~~ raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (~~Criteria~~[Criterion A](#)); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (~~Criteria~~[Criterion E](#)).

Cullen's shops and residences, part 349-359 Victoria Street

359 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

[Shop and residence row built in 1884 for plasterer, Alexander Stewart.](#)

~~North Melbourne plasterer, Alexander Stewart, was the first owner of a row of six shops and residences (349-359 Victoria Street). The row was built in 1884, after acquisition of three houses existing on this site owned by Henry Cullen. Stewart owned the row until his death in 1917 when he died a wealthy man with an estate value equivalent to around \$3,714,350. The row was then subdivided.~~

~~The upper level facades resemble those of other shop rows developed by John Stedeford in the Victorian era, North and West Melbourne. The shop at 355 Victoria Street has been refaced in the Interwar period, breaking the row into two parts, 349-353, 357-359 Victoria Street.~~

~~Early occupiers in the 1880s included:~~

~~349 Walter, N A fruiterer~~

~~351 Moss, Mrs Eva milliner~~

~~353 Burman, Frederick photographer~~

~~355 Ross, John tobacconist~~

~~357 Evans, E bootmaker~~

~~359 Malcolm, James hairdresser~~

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and
- raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (~~Criteria~~[Criterion A](#)); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (~~Criteria~~[Criterion E](#)).

Three Crowns Hotel

361-365 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Hotel
Date(s):	1868, 1878, 1886
View of place:	2015

Statement of Significance

What is significant?

~~Three Crowns Hotel built for Frederick Stone (presumably the wing facing King Street) in 1868 and enlarged and improved in 1886 for Charles Straker to a design by celebrated architect, William Pitt. Caterer and publican Charles D Straker had a long association with this hotel and the western region of Melbourne. After serving for six years as the licensee of the Three Crowns, Straker purchased the hotel from Frederick Stone in 1879. Stone had built the first stage of the building, presumably the wing facing King Street, in 1868.~~

~~Straker enlarged and improved the hotel but it was in 1886 that the celebrated architect, William Pitt, called tenders for extensive renovation to the hotel for Straker, creating the character we see now. The rateable value increasing considerably. The work may have been a little too indulgent as, by 1890, the hotel was owned by the Colonial Bank, potentially the mortgagors of the property. The owner and licensee at the turn of the century was David O'Callaghan.~~

~~Charles Straker was major local figure being the caterer for many of the region's gala events.~~

Contributory elements include:

- ~~Two~~ Two, two-storeyed parapeted stuccoed brick wings, one facing Victoria Street, the other earlier wing facing King Street.
- ~~Both wings were~~ Both wings ~~ornamented by William Pitt in 1886-7, the~~ King street wing being from c1868;
- Italian Renaissance Revival but simply elevated with a central, gabled parapet entablature and upper level decorated fenestration, shared in character by the more ornate Victoria Street wing;
- bracketed flat pediments and swagged friezes beneath;
- cornice and string moulds delineating the horizontals and quoins terminate them as verticals:

Victoria Street wing:

- Italian Renaissance Revival and highly decorated, typical of Pitt's work;
- traditional entry at splayed-corner, with pediment over;
- foliated impost moulds,
- guilloche pattern string-moulds;
- gabled pediments with acroteria over doorways,
- barrel-top cemented chimneys;
- cemented cartouche of crossed swords and three crowns, illustrating the hotel's name in a facade panel and on window glass;

- salt-and-pepper dado tiles with a distinctive three crowns motif (Interwar but significant in their own right); and
- contribution as a major and the earliest part of a notable Victorian-era commercial streetscape.

Ground level openings on the King Street wing have been altered or blocked; parapet urns or orbs have been removed from the parapet piers on the Victoria Street wing, and various signs attached. Integrity is good despite these changes.

How is it significant?

Three Crowns Hotel is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Three Crowns Hotel is significant.

- Aesthetically, (Victoria Street) as a near original, richly and successfully decorated Italian Renaissance Revival design by a renowned practitioner of the style, William Pitt, potentially as applied to an old form; the King Street wing as a recognisably early hotel design as enriched in the 1880s; also a major streetscape element, terminating the significant Victorian-era commercial area in Victoria Street west (~~Criteria~~[Criterion E](#)); and
- Historically and socially, the earliest commercial building in the two Victoria Street commercial blocks, between Howard and King Streets, and evocative of the typical 19th century corner hotel form; closely associated with the hotelier and caterer, Charles D Straker who was active in the local area as the caterer of choice for local and regional associations. (~~Criteria~~[Criterion A](#)).

Drummond house

431 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

[House built for labourer, Donald and his wife Ruth Drummond in 1926, by D. Kinnane, on the site of the Melbourne Benevolent Asylum of 1851](#) ~~The Melbourne Benevolent Asylum was opened near here on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations'. Built for the Victoria Benevolent Society, a group of philanthropic Melbourne citizens, the asylum aimed to house the Colony's 'deserving poor' in a more dignified fashion than the work houses of the new English Poor Law. After the increased demands put upon the Benevolent Asylum during the Great Depression of the 1890s, the asylum was relocated to a larger 60 ha site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were eventually demolished. Based on a government subdivision, the house lot area sold from the grounds was over eight acres, comprising 53 allotments. Eight of these were quarter-acre blocks, and the remainder measured 40 feet by 120 feet. This house was built on one of these lots.~~

~~Labourer, Donald and his wife Ruth Drummond of North Melbourne were there first owner-occupiers of this house in 1926, erected at an estimated cost of £700. Plans show two front bedrooms, living room, kitchen with corner fire-place and a sink on the wall, and a bath and laundry located off the kitchen. The builder was D. Kinnane, of Mt. Alexander Road, Moonee Ponds: the house completed by Christmas Day. A garage was built there in 1934.~~

Contributory elements include:

- single storey red brick Californian Bungalow style house, showing transition from the Federation Bungalow form;
- broad gabled main roof, with Old English trussing in the gable end;
- unglazed terra-cotta Marseilles pattern roof tiles to main roof, with terra-cotta finials and cappings;
- red brick chimneys with soldier course tops;
- timber framed porch-style verandah with capped brick piers and swagged balustrading;
- bowed casement lead-light window group, with top lights;
- two-panel boarded door with glazed top panel;
- refurbished wire front fence based on original; and
- contribution as a key element in an important, largely Edwardian-era precinct that, because of its distinctive style and period, symbolises the former Benevolent Asylum site.

How is it significant?

The Drummond house is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Drummond house is significant.

- Historically, being symbolic of the former Benevolent Asylum location in West Melbourne and, at the time of its construction, part of a model government subdivision sold here from 1913 mainly to the working classes_ [\(Criteria Criterion A\)](#); and
- Aesthetically, a well-preserved Californian Bungalow style house as adapted to a narrow inner Melbourne block, and contributory to a largely Edwardian-era and Interwar streetscape. [\(Criteria Criterion E\)](#).

Ogden's house

441 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1918
View of place:	2015

Statement of Significance

What is significant?

House built for tanner, Thomas William Ogden and wife Charlotte in 1918, on the site of the Melbourne Benevolent Asylum of 1851. ~~The Melbourne Benevolent Asylum was opened near here on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations'. Built for the Victoria Benevolent Society, a group of philanthropic Melbourne citizens, the asylum aimed to house the Colony's 'deserving poor' in a more dignified fashion than the work houses of the new English Poor Law. After the increased demands put upon the Benevolent Asylum during the Great Depression of the 1890s, the asylum was relocated to a larger 60 ha site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were eventually demolished. Based on a government subdivision, the house lot area sold from the grounds was over eight acres, comprising 53 allotments. Eight of these were quarter-acre blocks, and the remainder measured 40 feet by 120 feet. This house was built on one of those lots.~~

~~Tanner, Thomas William Ogden and Charlotte Ogden were there first owner-occupiers of this house in 1918, erected at an estimated cost of £800. Plans show two bedrooms, dining room, large kitchen with pantry, and an internal bath room, rear verandah and laundry in the yard. An asphalt path curved its way to the corner of the front yard.~~

Contributory elements include:

- single storey red brick Federation Bungalow style house;
- asymmetrical floor plan but with central passage;
- hipped main roof and gabled bay roof, with textured stucco in the gable end;
- originally unglazed terra-cotta Marseilles pattern roof tiles to main roof, with terra-cotta finials and cappings;
- stucco banding in brickwork at dado height;
- stuccoed brick chimneys with cemented caps;
- timber framed verandah with distinctive fretted and slatted friezes;
- boxed and bowed casement lead-light window groups with top lights and the window bay with domed sheet metal roof;
- door with top and side lights; and
- contribution as a key element in an important, largely Edwardian-era precinct that, because of its distinctive style and period, symbolises the former Benevolent Asylum site.

Integrity is good despite the addition of an unrelated Victorian-era reproduction picket fence.

How is it significant?

The Ogden's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Ogden's house is significant.

- Historically, being symbolic of the former Benevolent Asylum location in West Melbourne and, at the time of its construction, part of a model government subdivision sold here from 1913 mainly to the working classes_ [\(Criteria Criterion A\)](#); and
- Aesthetically, a well-preserved Federation Bungalow style house and contributory to a largely Edwardian-era and Interwar streetscape [\(Criteria Criterion E\)](#).

Thomas Swanson's house, later Alder's house

465 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1859
View of place:	2015

Statement of Significance

What is significant?

~~Thomas Swanson's house built in 1859 with three rooms and two attics. The small bluestone house at 465 Victoria Street was first owned and occupied by Thomas Swanson, a Customs Weigher and his wife Agnes. When built in 1859, it had three rooms and two attics. Thomas died in 1875, leaving Agnes as a brief occupier until a long tenure by Henry Alder, an engine driver with the Victorian Railways Locomotive Branch. Henry had married Louise Holmes in 1878 and this became their marital home, with the West Melbourne music teacher, Henry Hall Alder, as one of their progeny. Henry senior died in 1909, having by then taken up farming in Tanjil South. He still owned this house, described by then as a bluestone cottage with slate roof, four rooms, kitchen and wash house and bathroom with two attic rooms, worth £400. When he died in 1949, Henry Hall Alder, was noted by "The Argus" as ".... one of Melbourne's oldest and, best-known organists.... He had been organist and choir master at St James' Old Cathedral since 1914. Mr Alder was also a well-known music teacher for many years."~~

~~Adjoining this house and historically and physically linked to it, 467 Victoria Street was first owned in 1868 by George Swanson, a plumber of Spencer Street, who was there until after 1895. George Swanson applied as the owner and builder to construct 467 in April 1868: then described as a six room house. The adjoining eight room stone house at 469 Victoria Street was built in 1859-1860 for Crown Grantee (1858), John Christopher Bagley, a clerk in the Public Lands Department.~~

Contributory elements include:

- single-fronted Colonial Georgian style, coursed basalt rubble cottage;
- tuck-pointed stonework with quarry-faced quoining at openings;
- slate clad gabled roof with stone chimney, with carved cornice and pointing;
- double-hung sash windows;
- doorway with toplight with the date 1859 on the glass; and
- ~~contribution to an early group of stone houses, 457-467 Victoria Street, all from the 1860-1870s, which share siting~~
- ~~characteristics, scale and details.~~

How is it significant?

Thomas Swanson's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Thomas Swanson's house is significant.

- Aesthetically, a well-preserved and early Colonial Georgian style house in West Melbourne that has been constructed of basalt which is a relatively uncommon wall material in the metropolis but closely linked with the availability of the stone in nearby Moonee Ponds Creek and Footscray; also a key part of an early Victorian-era residential streetscape_ [\(Criteria Criterion E\)](#); and
- Historically, the house was owner-occupied for long periods, first by Thomas Swanson, a customs officer and allied with the renowned local builder family of Swanson and then by Henry Alder, who was linked closely with the railways, a major nearby industry, also the birth home of Henry Hall Alder who was recognised at his death as one of Melbourne's best known recitalists, linked with St James Old Cathedral, and for a time a West Melbourne music teacher_ [\(Criteria Criterion A\)](#).

George Swanson's house

467 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

~~George Swanson's house built in 1868. Adjoining Thomas Swanson's 1859 cottage at 465 Victoria Street and historically and physically linked to it, the house at 467 Victoria Street was first owned in 1868 by George Swanson, a contractor formerly of 127 Bridport Street, Emerald Hill. George Swanson lived there until after 1895. When built the house was described as a six room house. City of Melbourne rate books describe the house in 1869, as a stone house, three floors, six rooms and balconies. However, the MMBW detail plan of c1895 shows no verandah, as with 465 Victoria Street.~~

~~The adjoining eight room stone house at 469 Victoria Street was built in 1859-60 for Crown Grantee (1858), John Christopher Bagley, a clerk in the Public Lands Department.~~

Contributory elements include:

- a hipped roof, two-storey quarry face, basalt masonry house;
- corrugated iron clad roof;
- quoining at openings;
- double-hung sash windows;
- central doorway with top light on upper level, set to side on ground level; and
- contribution to an early group of houses, 457-467 Victoria Street from the 1860-70s, which share siting characteristics, scale and details and one of three adjoining stone houses.

Integrity is fair with a new brick parapet to the east side and new fence; the verandah has been added and rebuilt. However, the antiquity of the house and its stone construction is the dominant aspect of its significance.

How is it significant?

George Swanson house is significant historically and aesthetically to West Melbourne.

Why is it significant?

George Swanson's house is significant.

- Aesthetically, an altered Colonial Georgian style house in West Melbourne but constructed of basalt which is a relatively uncommon wall material in the metropolis and closely linked with the availability of the stone in nearby Moonee Ponds Creek and Footscray; also contributory part of early residential streetscape ([Criteria Criterion E](#)); and
- Historically, the house was owner-occupied for long periods by George Swanson, of the renowned local builder family of Swanson; representative of the beginning of a major growth period (Victorian-era) in West Melbourne. ([Criteria Criterion A](#)).

Romolo or Bagley house

469 Victoria Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1860
View of place:	2015

Statement of Significance

What is significant?

~~John Christopher Bagley's house built by J. McElreavy in 1860. This house was built by J. McElreavy, in 1860, for John Christopher Bagley, a clerk in the Public Lands Department and the grantee of the allotment. George, and his wife Ann Eliza, continued to live here until her death in 1890 and his death in 1893. Their son, George Bagley, a Queensberry Street chemist, inherited the property and held it until his death in 1923. John Bagley was closely involved with St. Mary's Church of England, Hotham in its early history.~~

~~The origin of the house name, Romolo, is unknown, being Italian derivation and potentially linked with the mythical figure, Romulus, who together with his twin Remus, were thought to be the founders of Rome.~~

Contributory elements include:

- a hipped roof, two-storey quarry face, basalt masonry house;
- stone chimneys with terra-cotta pots;
- corner siting at Lothian Street;
- corrugated iron clad roof set behind a parapet with the word 'Romolo' set in a central panel;
- quoining at openings;
- altered verandah set between stone wing walls;
- double-hung sash windows, with six-pane sashes;
- doorway with top light on ground level; and
- contribution to an early group of houses, 457-467 Victoria Street from the 1860-70s, which share siting characteristics,
- scale and details and one of three adjoining stone houses.

The 1895 MMBW detail plan shows a verandah which has since been altered and rebuilt. There is a new fence and the stone painted over. However, the antiquity of the house and its stone construction is the dominant aspect of its significance.

How is it significant?

Romolo or Bagley house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Romolo or Bagley house is significant.

- Aesthetically, an altered Colonial Georgian style house, but constructed of basalt which is a relatively uncommon wall material in the metropolis and closely linked with the availability of the stone in nearby Moonee Ponds Creek and Footscray, also key part of early Victorian-era residential streetscape (~~Criteria~~[Criterion E](#)); and
- Historically, the house was owner-occupied for long periods by J. C. Bagley, a man closely linked with the early history of St. Mary's Church of England, Hotham (North Melbourne); and representative of the beginning of a major growth period (Victorian-era) in West Melbourne (~~Criteria~~[Criterion A](#)).

Browne's houses, part 23-25 Walsh Street

23 Walsh Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1892
View of place:	2015

Statement of Significance

What is significant?

~~Row houses designed by architect W. H. Cleverdon for ironmonger, Robert S Browne, and built in 1892 by W. Brown. The two houses at the Walsh and Milton Streets corner were designed by architect W. H. Cleverdon for ironmonger, Robert S Browne of Dudley Street, West Melbourne. The pair was built in 1892 by W. Brown. The Melbourne entrepreneur, John Stedeford, was a later owner until his death in 1913; Browne also died in 1913. The two houses remained in the Stedeford family into the 1930s, being leased out.~~

Contributory elements include:

- plain two storey parapeted Italian Renaissance Revival stuccoed row house pair on corner site;
- cemented cornice, string and label moulds;
- originally face brick side and rear walls;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys;
- uncommon arcaded verandah with Corinthian derived cast-iron column order and roundels in the spandrels;
- double-hung sash windows with voussoir shape cemented moulding over side elevation openings;
- four-panel entry door and toplight, four-panel entry side door with side and toplight (see Milton Street);
- cast-iron palisade front fence integral with arcade, on dressed stone footings; and
- contribution to a minor Victorian-era streetscape in Milton Street.

Integrity is good despite the window wall added to the ground level of 23 (potential to restore using 25 as basis). There have been possible changes to the Milton Street side elevation and bricks painted over. The significance of the house pair relies on the arcading and this has not been affected by these reversible changes.

How is it significant?

Browne's houses, 23-25 Walsh Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Browne's houses, 23-25 Walsh Street, are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne also for the link with successful ironmonger, Robert Browne, and local identity John Stedeford ([Criteria Criterion A](#)); and
- Aesthetically, for the distinctive arcaded verandah also as a custom design by Melbourne architect William Cleverdon ([Criteria Criterion E](#)).

Browne's houses, part 23-25 Walsh Street

25 Walsh Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1892
View of place:	2015

Statement of Significance

What is significant?

~~Row houses designed by architect W. H. Cleverdon for ironmonger, Robert S Browne and built in 1892 by W. Brown. The two houses at the Walsh and Milton Streets corner were designed by architect W. H. Cleverdon for ironmonger, Robert S Browne of Dudley Street, West Melbourne. The pair was built in 1892 by W. Brown. The Melbourne entrepreneur, John Stedeford, was a later owner until his death in 1913; Browne also died in 1913. The two houses remained in the Stedeford family into the 1930s, being leased out.~~

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- double-hung sash windows with voussoir shape cemented moulding over side elevation openings;
- four-panel entry door and toplight, four-panel entry side door with side and toplight (see Milton Street);
- cast-iron palisade front fence integral with arcade, on dressed stone footings; and
- contribution to a minor Victorian-era streetscape in Milton Street.

Integrity is good despite the window wall added to the ground level of 23 (potential to restore using 25 as basis). There have been possible changes to the Milton Street side elevation and bricks painted over. The significance of the house pair relies on the arcading and this has not been affected by these reversible changes.

How is it significant?

Browne's houses, 23-25 Walsh Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Browne's houses, 23-25 Walsh Street, are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne also for the link with successful ironmonger, Robert Browne, and local identity John Stedeford ([Criteria Criterion A](#)); and
- Aesthetically, for the distinctive arcaded verandah also as a custom design by Melbourne architect William Cleverdon ([Criteria Criterion E](#)).

James Noonan's house, also Cameron House

54-56 Walsh Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	House
Date(s):	1870
View of place:	2015

Statement of Significance

What is significant?

~~Contractor, James Noonan's house built by James H. Sutherland in 1870. Although the first owner was a successful contractor, James Noonan, it was another builder, James H. Sutherland, who constructed the house in 1870. Noonan died a rich man at his long-term residence 126 Dudley Street, since redeveloped. At his death, his estate was an equivalent value of approximately \$3,522,820.~~

~~Later owners included Frederick Scates, John Hughes, Henry Maxwell; the latter two occasionally leasing the house to persons such as John Forrester and Charles Hirst, a Spencer Street chemist.~~

~~In the late Victorian era and Edwardian era the house was the setting for a number of well publicised society events, reinforcing the former role of Walsh Street as a prime residential address.~~

Contributory elements include:

- asymmetrically planned and double-fronted Italian Villa style house of stuccoed brick with distinctive details and form;
- an arched entry porch with cemented impost and architrave detailing and keystone;
- gabled and hipped iron-clad roof;
- parapeted side walls with foliated brackets and blocks;
- architraved openings, double-hung sash windows;
- unusual details that include the Romanesque inspired fretted pendant eaves valence, an unusual corbelled eaves supported from the projecting window bay and a pentangular panel above the bay;
- panelled and corniced chimney shafts; and
- contribution as one of a varied group of Victorian-era houses in Walsh Street, intermixed with new development (62, 46-8, 42 Walsh Street).

Integrity is good despite the replacement of the gable finial and front fence, the painting of the basalt footings, the altered front door, and tiling of the front yard.

How is it significant?

James Noonan's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

James Noonan's house is significant.

- Aesthetically, as a well-preserved Italian villa with a highly unusual and distinctive combination of elements and details and from an early date (~~Criteria~~ [Criterion E](#)); and
- Historically, associated primarily with Noonan, the West Melbourne builder-developer, who died a successful businessman while also being prominent in the North and West Melbourne community; and representative of a major

| growth period in West Melbourne ~~(Criteria~~[Criterion A](#)).

Wickham's house, later Oakey's house

62 Walsh Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1865, 1871, 1888
View of place:	2015

Statement of Significance

What is significant?

[Carter, John Wickham's house, initially of two rooms in 1865, then four rooms and later a six room brick house \(enlarged 1871 and 1888\)](#) ~~This initially two then four room and later six room brick house was enlarged twice (in 1871 and 1888) after its initial construction in 1865 for John Wickham, a carter, who died there in 1873. Later owner-occupiers were William Willis, Wilmot Oakey, and in 1896, Jeremiah Oakey. Wilmot Oakey was a patternmaker and first owner of the house as six rooms: he died in 1888 during its enlargement by builder, Bellows. Oakey was a frequent contributor to the Melbourne press on transport issues while being also an inventor, showing one of his creations at the Victorian Exhibition of 1872-73.~~

Contributory elements include:

- a two-storey stuccoed brick and parapeted row house;
- ~~—~~ cemented ornament including a gabled entablature, with scrolls, a cornice mould and former cornice, now the string-mould, of the first single storey stage of building;
- notable cast-iron balustrading to bracketed balconettes on the upper openings;
- double-hung sash windows;
- one level timber, corrugated iron clad verandah; and
- ~~—~~ contribution as one of a varied group of Victorian-era houses in Walsh Street, intermixed with new development (62, ~~—~~ 46-8, 42 Walsh Street).

Integrity is fair despite the verandah having been rebuilt, a missing valence, replacement of the door and an iron picket fence added.

How is it significant?

Wickham's, later Oakey's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Wickham's, later Oakey's house is significant.

- Aesthetically, generally original to 1888 with fine and rare details such as the iron railings and balconettes ~~(Criteria~~ [Criterion E](#)); and
- Historically, the house evokes two major construction stages and has links with typical occupations associated with West Melbourne, but is also linked with Wilmot Oakey who was locally prominent; also representative of the beginning and end of a major growth period (Victorian-era) in West Melbourne ~~(Criteria~~ [Criterion A](#)).

Flagstaff Gardens **Caretaker's Residence**

309-311 William Street, WEST MELBOURNE



New grading system: ~~Significant and Contributory~~ [Significant](#)

Place type: House
Date(s): Unknown
View of place: 2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Victorian Heritage Register number: H2041

What is significant?

Flagstaff Hill including the Flagstaff Gardens occupies an elevated position to the north west of Melbourne's CBD. Consisting of 7.7 hectares, it was originally called Burial Hill by the European settlers and was used as Melbourne's first burial ground in the 1830s. Later used as a signal station between 1840 and 1857, and then as a magnetic and meteorological observatory under Professor Georg von Neumayer between 1857 and 1862, the hill is a significant archaeological site. In 1862 the site was established as a public garden. Designed in an informal gardenesque style by the Deputy Surveyor General Clement Hodgkinson in 1865, and later redesigned by John Guilfoyle in the 1890s, the garden contained numerous trees of scientific and aesthetic importance, many of which remain today. The current appearance of

the gardens reflects changes made between the 1890s and the 1920s although the original pathways are still evident as are several of the original tree plantings. Although the character of the gardens has changed since the 1860s, the current appearance reflects a diverse cultural landscape that is rich in horticultural, historic and social meaning.

How is it significant?

Flagstaff Gardens and Flagstaff Hill are of aesthetic, archaeological, historical, scientific (horticultural) and social significance to the State of Victoria

Why is it significant?

Flagstaff Hill is of historic and scientific importance. Between 1836 and 1837, it was the site of Melbourne's first burial ground. Seven burials took place there and as there is no evidence that the bodies were exhumed the site probably has archaeological potential. Between 1840 and 1857 the site was used as a signal station with flagstaff. It was used to communicate with a similar station at Point Gellibrand at Williamstown. Flags flown from the flagstaff indicated shipping arrivals in the Bay and shipping lists were posted on a bulletin board near the station building. Accordingly the hill was a regular gathering place for Melburnians of all classes. The flagstaff and signal station became redundant following the introduction of the telegraph, however the site was then used as a meteorological and magnetic observatory between 1857 and 1862. Established under the supervision of Bavarian scientist Georg von Neumayer, the observatory played a significant part in the development of scientific knowledge in the colony. The footings of the signal station and the observatory buildings probably still exist and would be a significant archaeological deposit.

The Flagstaff Gardens is of scientific (horticultural) and aesthetic significance. Established as a public garden in 1862, the Flagstaff Gardens was designed in the gardenesque style in 1865 by Assistant Commissioner for Crown Lands and Survey,

Clement Hodgkinson. Unlike the Fitzroy Gardens, also designed by Hodgkinson, the Flagstaff Gardens was a more informal style. Its path layout was determined in part by the site's topography but also by the location of the Victoria Market in the north-east corner. Some of the original 1860s path layout remains but the current layout reflects changes made between the 1890s and the 1920s. The central path from the main entrance in William Street to the crown of the Flagstaff Hill has disappeared but most of the path that originally crossed the gardens from the corner of King and Latrobe Streets towards the Victoria Market still exists. None of the original statues exist but there is a sundial from the nineteenth century, albeit whose base was reconstructed in 1947, and a sculpture, The Court Favourite, from the 1930s.

There are many fine individual specimens of trees in the gardens including a Holm Oak (*Quercus ilex*), located on the south side of the William Street entrance, from the first stage of planting in the nineteenth century and which is amongst the largest of the species known in Victoria. There are also significant specimens from the twentieth century including a Maidenhair tree (*Ginkgo biloba*) and a Chinese Parasol tree (*Firmiana simplex*). The *Ginkgo biloba* is one of the State's finest and largest, and is growing in a prominent position in the garden of the caretakers cottage. The only larger and older *Ginkgo biloba* in Victoria is in the Geelong Botanic Gardens, which was planted in 1859. The *Firmiana simplex* is rare in Victoria and this tree is also the largest known in the State. As well there are a variety of significant specimen trees including elms, oaks, Moreton bay figs, Canary Island pines and River Red Gums. The *Corynocarpus laevigatus* is uncommon in Victoria and this tree is the largest known specimen in the State. The two Italian cypresses (*Cupressus sempervirens*) have important landscape and historical significance due to their association with Melbourne's first cemetery. These trees were commonly planted in cemeteries due to their symbolism.

The Flagstaff Gardens is of landscape and horticultural significance due to the avenues of elms (*Ulmus procera* and *U. x hollandica*) lining the pathways through the Gardens and elm rows along the north, north east and southern perimeter of the gardens. The elms are common landscape element in all of Melbourne's nineteenth century gardens and boulevards. The trees are numerous and have grown to a large size and are an important feature of the urban character and provide outstanding autumn colour. Melbourne now has some of the finest European elms in the world and these are of increasing international significance as Dutch Elm Disease has killed most of these species in the northern hemisphere. The deciduous elms, poplars and English oaks contrast dramatically with the evergreen conifers, eucalypts, Moreton Bay Figs and palms to provide an outstanding landscape. The two *Eucalyptus cladocalyx* (Sugar Gum) in the north eastern corner have grown to a great size and are an important landmark in the landscape.

Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.

The Flagstaff Gardens has been the less respectable component in the city's collection of public parks. Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the Fitzroy Gardens was the city's drawing room then Flagstaff Gardens was its kitchen. Earlier in the century it was also perceived to be the most notorious of the public parks as a site for illicit activities. This informality and diversity of public behaviour has distinguished it from other city gardens and also is an important part of its character today. The bowling club, playground and tennis courts contribute to its continuing recreational and informal character. To an extent its character has also been defined by its position on the west side of the city close to the Victoria Market, working class residential areas, industry and Yarra wharves.

- See more at: <http://vhd.heritagecouncil.vic.gov.au/places/1841#statement-significance>

Flagstaff Gardens tennis courts and pavilion

309-311 William Street, WEST MELBOURNE



New grading system: _____ Significant and Contributory Significant
Place type: _____ Tennis complex
Date(s): _____ Unknown
View of place: _____ 2015

Statement of Significance

Victorian Heritage Register Statement of Significance
 Victorian Heritage Register number: H2041

What is significant?

Flagstaff Hill including the Flagstaff Gardens occupies an elevated position to the north-west of Melbourne's CBD. Consisting of 7.7 hectares, it was originally called Burial Hill by the European settlers and was used as Melbourne's first burial ground in the 1830s. Later used as a signal station between 1840 and 1857, and then as a magnetic and meteorological observatory under Professor George von Neumayer between 1857 and 1862, the hill is a significant archaeological site. In 1862 the site was established as a public garden. Designed in an informal gardenesque style by the Deputy Surveyor General Clement Hodgkinson in 1865, and later redesigned by John Guilfoyle in the 1890s, the garden contained numerous trees of scientific and aesthetic importance, many of which remain today. The current appearance of the gardens reflects changes made between the 1890s and the 1920s although the original pathways are still evident as are several of the original tree plantings. Although the character of the gardens has changed since the 1860s, the current appearance reflects a diverse cultural landscape that is rich in horticultural, historic and social meaning.

How is it significant?

Flagstaff Gardens and Flagstaff Hill are of aesthetic, archaeological, historical, scientific (horticultural) and social significance to the State of Victoria.

Why is it significant?

Flagstaff Hill is of historic and scientific importance. Between 1836 and 1837, it was the site of Melbourne's first burial ground. Seven burials took place there and as there is no evidence that the bodies were exhumed the site probably has archaeological potential. Between 1840 and 1857 the site was used as a signal station with flagstaff. It was used to communicate with a similar station at Point Gellibrand at Williamstown. Flags flown from the flagstaff indicated shipping arrivals in the Bay and shipping lists were posted on a bulletin board near the station building. Accordingly the hill was a regular gathering place for Melburnians of all classes. The flagstaff and signal station became redundant following the introduction of the telegraph, however the site was then used as a meteorological and magnetic observatory between 1857 and 1862. Established under the supervision of Bavarian scientist George von Neumayer, the observatory played a significant part in the development of scientific knowledge in the colony. The footings of the signal station and the observatory buildings probably still exist and would be a significant archaeological deposit.

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There are many fine individual specimens of trees in the gardens including a Holm Oak (*Quercus* Victorian Heritage Register citation (Victorian Heritage Register H2041). Last updated on – April 1, 2004.

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The Flagstaff Gardens is of landscape and horticultural significance due to the avenues of elms (*Ulmus procera* and *U. x hollandica*) lining the pathways through the Gardens and elm rows along the north, north-east and southern perimeter of the gardens. The elms are common landscape element in all of Melbourne's nineteenth century gardens and boulevards. The trees are numerous and have grown to a large size and are an important feature of the urban character and provide outstanding autumn colour. Melbourne now has some of the finest European elms in the world and these are of increasing international significance as Dutch Elm Disease has killed most of these species in the northern hemisphere. The deciduous elms, poplars and English oaks contrast dramatically with the evergreen conifers, eucalypts, Moreton Bay Figs and palms to

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Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.

The Flagstaff Gardens has been the less respectable component in the city's collection of public parks. Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the Fitzroy Gardens was the city's drawing room then Flagstaff Gardens was its kitchen. Earlier in the century it was also perceived to be the most notorious of the public parks as a site for illicit activities. This informality and diversity of public behaviour has distinguished it from other city gardens and also is an important part of its character today. The bowling club, playground and tennis courts contribute to its continuing recreational and informal character. To an extent its character has also been defined by its position on the west side of the city close to the Victoria Market, working class residential areas, industry and Yarra wharves.

—See more at: <http://vhd.heritagecouncil.vic.gov.au/places/1841#statement-significance>

Flagstaff Gardens

309-311 William Street, WEST MELBOURNE



New grading system: _____ Significant
Place type: _____ Public Gardens
Date(s): _____ 1862-
View of place: _____ 2015

Statement of Significance

[Victorian Heritage Register Statement of Significance](#)

[Victorian Heritage Register number: H2041](#)

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There are many fine individual specimens of trees in the gardens including a Holm Oak (*Quercus ilex*), located on the south side of the William Street entrance, from the first stage of planting in the nineteenth century and which is amongst the largest of the species known in Victoria. There are also significant specimens from the twentieth century including a Maidenhair tree (*Ginkgo biloba*) and a Chinese Parasol tree (*Firmiana simplex*). The *Ginkgo biloba* is one of the State's finest and largest, and is growing in a prominent position in the garden of the caretakers cottage. The only larger and older *Ginkgo biloba* in Victoria is in the Geelong Botanic Gardens, which was planted in 1859. The *Firmiana simplex* is rare in Victoria and this tree is also the largest known in the State. As well there are a variety of significant specimen trees including elms, oaks, Moreton bay figs, Canary Island pines and River Red Gums. The *Corynocarpus laevigatus* is uncommon in Victoria and this tree is the largest known specimen in the State. The two Italian cypresses (*Cupressus sempervirens*) have important landscape and historical significance due to their association with Melbourne's first cemetery. These trees were commonly planted in cemeteries due to their symbolism.

The Flagstaff Gardens is of landscape and horticultural significance due to the avenues of elms (*Ulmus procera* and *U. x hollandica*) lining the pathways through the Gardens and elm rows along the north, north-east and southern perimeter of the gardens. The elms are common landscape element in all of Melbourne's nineteenth century gardens and boulevards. The trees are numerous and have grown to a large size and are an important feature of the urban character and provide outstanding autumn colour. Melbourne now has some of the finest European elms in the world and these are of increasing international significance as Dutch Elm Disease has killed most of these species in the northern hemisphere. The deciduous elms, poplars and English oaks contrast dramatically with the evergreen conifers, eucalypts, Moreton Bay Figs and palms to provide an outstanding landscape. The two *Eucalyptus cladocalyx* (Sugar Gum) in the north eastern corner have grown to a great size and are an important landmark in the landscape.

Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.

The Flagstaff Gardens has been the less respectable component in the city's collection of public parks. Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the Fitzroy Gardens was the city's drawing room then Flagstaff Gardens was its kitchen. Earlier in the century it was also perceived to be the most notorious of the public parks as a site for illicit activities. This informality and diversity of public behaviour has distinguished it from other city gardens and also is an important part of its character today. The bowling club, playground and tennis courts contribute to its continuing recreational and informal character. To an extent its character has also been defined by its position on the west side of the city close to the Victoria Market, working class residential areas, industry and Yarra wharves.

—See more at: <http://vhd.heritagecouncil.vic.gov.au/places/1841#statement-significance>

Royal Standard Hotel

333-337 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Hotel
Date(s):	1865-
View of place:	2015

Statement of Significance

What is significant?

~~Royal Standard Hotel and associated shop built for the Crown Grantee of the allotment, William Hill, from 1865. The Royal Standard Hotel and associated shop had only one owner, the original grantee of the allotment, William Hill, for the first thirty years or more of its life (1865-1896) and one publican for most of that time, John Williams. After 1885, other publicans included Mrs. McInerney, Samuel Houston and Alfred Hardham (refer to 195-197 Victoria Street).~~

~~William Hill applied to construct the hotel, as both owner and builder, in February 1865. He made a further application to build three houses at the rear of the hotel in 1866 (see 24-28 Milton Street). Additions may have been made to the hotel in the late Victorian era.~~

~~The hotel was the scene of a number of well publicised events over its history, such as Alfred Hardham hanging himself in the hotel stable in 1896, and remains a gathering place for many in the North and West Melbourne area.~~

Contributory elements include:

- a two-storeyed stuccoed brick hotel and former shop;
- simple but elegant Italian Renaissance Revival façade;
- a corniced parapet;
- flat window pediments and smooth rustication to the lower level and as quoins;
- quarry faced stone plinth;
- stone-bordered cellar entry door in footpath;
- double-hung sash windows with cemented architraves; and
- ~~contribution as a traditional Victorian-era corner element, and for relationship with 343-9 William Street, a similarly~~
- simply elevated row, and the companion house row at the rear in Milton Street.

Integrity is good despite changes to ground level openings, with replacement or closing in of doors; painting of some of the stonework, added signs, and unrelated brick additions at the rear.

How is it significant?

The Royal Standard Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Royal Standard Hotel is significant.

- Aesthetically, an early, symmetrical and successful Italian Renaissance Revival façade in the palazzo manner, similar to the commercial style used by architects Terry and Oakden, and a key streetscape element in the North and West Melbourne precinct (~~Criteria~~[Criterion E](#)); and
- Historically and socially, as a hotel and meeting place, the social centre of the locality, being typically corner-sited and part of a comprehensive development by William Hill of his Crown Grant that, with his houses at 24-28 Milton Street, remains relatively unchanged ([Criteria A, G](#)).

Row house, part 343, 345-349 William Street

343 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5. The original grantee of 1864 and an iron-worker, Matthew Sparey, built the row of initially six room brick houses at 345-349 William Street by 1865. Adjoining this row and integral with it was the John Douglas house of 1864 (343 William Street).~~

~~Residing in the adjacent Milton Street, Sparey retained ownership for at least twenty years and his tenants, during that time, included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagers, they repossessed the buildings from the previous owner, John H. Walker, after the bank moratorium of 1893.~~

~~John Douglas was a builder who lived in McCracken Street, Kensington, during the 1880s; he was the son of another building contractor, William Douglas.~~

Contributory elements include:

- two-storeyed face brick and stuccoed house row of three in a Colonial Georgian style, and one attached house (343);
- pointed brown body brickwork and red rubbed voussoirs;
- parapeted roof line with moulded cornice and cemented string moulds;
- lower level iron decorated verandah with concave roof (345-9), simple iron brackets and fringing as early form of verandah decoration;
- iron picket fences (345-9);
- symmetrical fenestration, double-hung sash windows;
- arched ground level openings;
- four-panel doors with toplights;
- cemented chimney shafts with panelling; and
- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape_ [\(Criteria Criterion E\)](#); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West [Melbourne Melbourne \(Criteria Criterion A\)](#).

Row house, part 343, 345-349 William Street

345 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5. The original grantee of 1864 and an iron-worker, Matthew Sparey, built the row of initially six room brick houses at 345-349 William Street by 1865. Adjoining this row and integral with it was the John Douglas house of 1864 (343 William Street).~~

~~Residing in the adjacent Milton Street, Sparey retained ownership for at least twenty years and his tenants, during that time, included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagors, they repossessed the buildings from the previous owner, John H. Walker, after the bank moratorium of 1893.~~

~~John Douglas was a builder who lived in McCracken Street, Kensington, during the 1880s; he was the son of another building contractor, William Douglas.~~

Contributory elements include:

- two-storeyed face brick and stuccoed house row of three in a Colonial Georgian style, and one attached house (343);
- pointed brown body brickwork and red rubbed voussoirs;
- parapeted roof line with moulded cornice and cemented string moulds;
- lower level iron decorated verandah with concave roof (345-9), simple iron brackets and fringing as early form of verandah decoration;
- iron picket fences (345-9);
- symmetrical fenestration, double-hung sash windows;
- arched ground level openings;
- four-panel doors with toplights;
- cemented chimney shafts with panelling; and
- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape_ [\(Criteria Criterion E\)](#); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West Melbourne_ [\(Criteria Criterion A\)](#).

Row house, part 343, 345-349 William Street

347 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5. The original grantee of 1864 and an iron-worker, Matthew Sparey, built the row of initially six room brick houses at 345-349 William Street by 1865. Adjoining this row and integral with it was the John Douglas house of 1864 (343 William Street).~~

~~Residing in the adjacent Milton Street, Sparey retained ownership for at least twenty years and his tenants, during that time, included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagors, they repossessed the buildings from the previous owner, John H. Walker, after the bank moratorium of 1893.~~

~~John Douglas was a builder who lived in McCracken Street, Kensington, during the 1880s; he was the son of another building contractor, William Douglas.~~

Contributory elements include:

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- pointed brown body brickwork and red rubbed voussoirs;
- parapeted roof line with moulded cornice and cemented string moulds;
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- symmetrical fenestration, double-hung sash windows;
- arched ground level openings;
- four-panel doors with toplights;
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- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape_ [\(Criteria Criterion E\)](#); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West Melbourne_ [\(Criteria Criterion A\)](#).

Row house, part 343, 345-349 William Street

349 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5. The original grantee of 1864 and an iron-worker, Matthew Sparey, built the row of initially six room brick houses at 345-349 William Street by 1865. Adjoining this row and integral with it was the John Douglas house of 1864 (343 William Street).~~

~~Residing in the adjacent Milton Street, Sparey retained ownership for at least twenty years and his tenants, during that time, included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagors, they repossessed the buildings from the previous owner, John H. Walker, after the bank moratorium of 1893.~~

~~John Douglas was a builder who lived in McCracken Street, Kensington, during the 1880s; he was the son of another building contractor, William Douglas.~~

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- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape_ [\(Criteria Criterion E\)](#); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West Melbourne_ [\(Criteria Criterion A\)](#).

Cellular Clothing Company Ltd. works

351-353 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Factory
Date(s):	1939
View of place:	2015

Statement of Significance

What is significant?

Moderne style factory designed for Cellular Clothing Company Ltd. by noted Modernist architect, Rhys E. Hopkins, and erected under his supervision by Rispin Bros in 1939. ~~This Moderne style factory was designed for Cellular Clothing Company Ltd. by noted Modernist architect, Rhys E. Hopkins, and erected under his supervision by Rispin Bros in 1939. Cyril Hudspeth was the structural engineer, all well known names in the building industry. The building achieved good publicity, when completed, and was presented as the epitome of local industry, rising with the trade restrictions of the imminent Second World War, and the tariff protection provided by the government to foster manufacturing independence in uncertain times. The cellular products made here were also seen as one of the new types of industry in Victoria.~~

~~Although the glazing has been altered, the building retains the classic Moderne stylistic format of horizontals butting on the stairwell or 'vertical feature'. The building also forms part of an Interwar industrial group at this corner and opposite in Howard Street.~~

Contributory elements include:

- Moderne style format of strong horizontal elements butting on a vertical feature (stair);
- parapeted geometric form;
- sawtooth roof;
- cream façade brickwork (bricks painted over); and
- contribution to a modernist Interwar industrial group in this locality.

Glazing replaced with reflective glass, bricks painted over.

How is it significant?

Cellular Clothing Company Ltd. works are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cellular Clothing Company Ltd. works are significant.

- Historically, as a highly publicised project when completed and seen as the epitome of rising inner Melbourne industries, as aided by import restrictions during the lead-up to the Second World War, and the tariff protection afforded by the Australian Government to foster manufacturing independence in uncertain times, also the products made here were seen as one of the new types of industry to be encouraged in Victoria (Criteria Criterion A); and
- Aesthetically, as a well-preserved factory design from noted Modernist architect and academic, Rhys E. Hopkins, and erected under his supervision by Rispin Bros. with Cyril Hudspeth as the structural engineer who were all well known names in the building industry, also as a contributory part of an Interwar industrial group at this corner and

| opposite in Howard Street, West Melbourne ~~(Criteria~~[Criterion E](#)).

Canary Island pines (x2 `Pinus canariensis'), Howard Street and William Street Reserve

383-389 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Trees
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

~~Mature surviving trees are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. Many trees were planted in West Melbourne streets and reserves, as shown on MMBW Detail Plans and the 1945 aerial photography of West Melbourne.~~

~~Mature surviving trees are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One. In that era, elms were removed because they were seen as disruptive to mechanical street cleaning and their roots were damaging drains. Trees such as the Canary Island pines were selected instead.~~

Contributory elements include:

- Mature Canary Island pines (x2 `Pinus canariensis'), Howard Street and William Street Reserve (-37.806391, 144.953764; -37.806575, 144.953729); and
- land within five metres of the root balls.

How is it significant?

The Canary Island pines are significant historically and for their rarity in West Melbourne.

Why is it significant?

The Canary Island pines are significant.

- Historically, as an indication of tree planting and selection in the post Victorian-era, with the goal of beautification of reserves and creation of shade ([Criteria Criterion A](#)); and
- Rarity, as some of the few remaining examples from a large number of mature reserve and street trees that once existed at West Melbourne ([Criteria Criterion B](#)).

State Rivers and Water Supply Research and Testing Laboratories

420-424 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Offices
Date(s):	1935-1941
View of place:	2015

Statement of Significance

What is significant?

State Rivers and Water Supply Research and Testing Laboratories built in the late 1930s using a Modernistic design attributed to Percy Everett, Chief Architect of the Public Works Department ~~Three-level brick former laboratory built in the late 1930s for the State Rivers and Water Supply Commission, a government body created in 1905 as an amalgamation of the Victorian rural water trusts and irrigation schemes. The Modernistic design for the State Rivers and Water Supply Research and Testing Laboratories appears to have been carried out under Percy Everett, Chief Architect of the Public Works Department, State Government. Typically, tests were conducted at the Commission's laboratories to examine water quality.~~

Contributory elements include:

- three level red brick building on a corner site;
- Modernistic design as a combination of horizontal and vertical elements delineated with cement mouldings, enhanced by the corner site;
- distinctive entry element with H-form cement work over the doorway, bifurcated by a brick pier with cement plaque above;
- cement window hoods as horizontal elements that return around the corner; and
- punched windows as square or rectangular openings with cement architraves.

Integrity is good despite replacement of window joinery.

How is it significant?

State Rivers and Water Supply Research and Testing Laboratories is significant historically and aesthetically to West Melbourne.

Why is it significant?

State Rivers and Water Supply Research and Testing Laboratories is significant.

- Historically, as purpose built for this once influential government body that has since been disbanded (Criteria Criterion A); and
- Aesthetically, as a successful and well-preserved Modernistic design attributed to the noted Government Chief Architect, Percy Everett (Criteria Criterion E).

Zeplin's house

436 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1861
View of place:	2015

Statement of Significance

What is significant?

[Musician George Zeplin's house, built by T. Mahoney in 1861.](#) This house was built for the musician George Zeplin by T. Mahoney, of 190 Collins Street East. The house was owned and occupied by, at first, George then his brother, the musician later publican, Frederick Zeplin, from its erection in 1861 until after 1895. The house was improved in 1868, possibly by the addition of a storey: the City of Melbourne rate description went from, initially, a brick house of four rooms, to one of six rooms with two flats (levels), conservatory and kitchen in 1868.

George Zeplin senior died there in 1881. After his brother's death, Frederick took over his musical engagements in the form of the Zeplin Celebrated Quadrille Band, as operated from this house. Frederick Zeplin's son, George, was also a musician who performed at a number of Melbourne music events, as did Emily the youngest daughter of George Zeplin.

Frederick's father, another George Zeplin, was the licensee of the Oxford Hotel, Hotham (North Melbourne), in 1880, and by 1900 Frederick was the publican at the Seven Stars Hotel Madeline St Carlton. Frederick Zeplin died a wealthy man in 1906.

By 1859, the Zeplin Family (G. Zeplin and Sons) advertised that they had just arrived in Melbourne from London on the ship 'Black Swan', and that Zeplin's Celebrated Quadrille Band was engaged for a Plain and Fancy Dress Ball at the Melbourne Trade's Hall. Newspapers announced that the 'celebrated English instrumentalists, the Zeplin Family', would perform 'the newest dance music, selection from the new opera Satanella [Balfe], Jullien's latest composition, the Fern Leaves Waltz, etc.' at Edward Wivell's Assembly Rooms. In 1861, the "Band of the Messrs. Zeplin" appeared with the visiting artists Poussard and Douay at an afternoon promenade concert at the Victorian Exhibition.

'Thereafter "Zeplin's Band" played regularly at prominent Melbourne events, like the Governor's Ball in June 1864. In August 1864 it was announced that "Mr. F. Coppin and M. Zeplin" would be first violins in Frank Howson's orchestra at the New Haymarket Theatre.'

Two Zeplin son were billed at the Theatre Comique in June 1867: 'Musical Director, Mr. F. Zeplin ... Leader of the Orchestra, Mr. Tom Zeplin'. At the Governor's Ball of November 1867, the music was provided by 'Mr. Zeplin, whose admirable band comprised 30 performers, and the programme included the Duke of Edinburgh Galop, a spirited and effective composition by Mr. Zeplin himself.'

As lessees of the Varieties Theatre, George senior and Frederick, were before the Insolvency Court in June 1876 where this house was used as collateral. In 1876 Thomas Zeplin released, through W. H. Glen and Co., his first published

~~compositions, 'The Lily Waltz' in July, and 'Autumn leaves: suite de Valses'.~~

Contributory elements include:

- a two-storey, stuccoed brick house
- early transverse gable roof form with eaves gutter and side parapets;
- face brick side and rear walls;
- a single level concave roof verandah, with rare panelled cast-iron and timber, slatted balustrade;
- double-hung sash windows; and
- contribution as one of a generally homogenous and old Victorian-era streetscape, including 446-448, 456, 458 and 470-476 William Street.

How is it significant?

Zeplin's house is significant historically and aesthetically to West Melbourne and historically to the City of Melbourne.

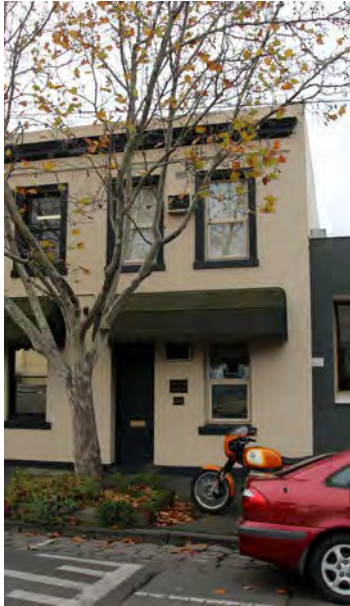
Why is it significant?

Zeplin's house is significant.

- Aesthetically, a recognisably early and relatively uncommon form of house with significant details such as the timber balustrade, also part of an early Victorian-era residential streetscape (~~Criteria~~[Criterion E](#)); and
- Historically, associated with the locally renowned Zeplin musician family, who obtained prominence in the Colonial Melbourne music world as pioneers in variety and ensemble performances (~~Criteria~~[Criterion A](#)).

Howat's row houses, part 446-450 William Street

446 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

~~Builder, David Howat's row houses built, as an investment, in 1873. Builder, David Howat's own residence was at 458 William Street when he had these former row houses built, as an investment, in 1873. On his death in 1885, they became part of his estate and then passed to his son, the accountant William Howat, who lived at David's former residence, 458 William Street. Some of the lessees of these houses included George Joy, an accountant, Thomas Felton, George Watson, Richard Gillespie and William Kilfoyle.~~

~~Born in Ayrshire, Scotland, William Howat came to Australia as a child with his family. He lived at Glaisnock, 458 William Street, West Melbourne, dying there in 1935 aged 85 years. He had been associated with four generations of the wealthy Clarke family, as secretary of the Clarke estates, and was consequently well known to pastoralists. He was an enthusiastic collector of antiques.~~

Contributory elements include:

- two-level stuccoed brick and parapeted row of three houses;
- classically inspired facades;
- architraved upper windows;
- parapet cornices;
- siting hard on street; and
- contribution to an early Victorian-era residential precinct.

Blinds have been attached to the facades and the stucco refurbished but otherwise the integrity is good.

How is it significant?

Howat's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Howat's row houses are significant.

- Aesthetically, typical of the simple, stuccoed elevations of the early Victorian-era and a contributory part of a similarly aged Victorian-era streetscape ([Criteria Criterion E](#)); and
- Historically, long associated with the Howat family, David, as a builder-owner who eventually owned most of this streetscape, and a developer of other properties in the North and West Melbourne area, and William Howat who was closely linked with the wealthy Clarke pastoralist family ([Criteria Criterion A](#)).

Howat's row houses, part 446-450 William Street

448 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory <u>Significant</u>
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

~~Builder, David Howat's row houses built, as an investment, in 1873. Builder, David Howat's own residence was at 458 William Street when he had these former row houses built, as an investment, in 1873. On his death in 1885, they became part of his estate and then passed to his son, the accountant William Howat, who lived at David's former residence, 458 William Street. Some of the lessees of these houses included George Joy, an accountant, Thomas Felton, George Watson, Richard Gillespie and William Kilfoyle.~~

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- classically inspired facades;
- architraved upper windows;
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Howat's row houses, part 446-450 William Street

450 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

~~Builder, David Howat's row houses built, as an investment, in 1873. Builder, David Howat's own residence was at 458 William Street when he had these former row houses built, as an investment, in 1873. On his death in 1885, they became part of his estate and then passed to his son, the accountant William Howat, who lived at David's former residence, 458 William street. Some of the lessees of these houses included George Joy, an accountant, Thomas Felton, George Watson, Richard Gillespie and William Kilfoyle.~~

~~Born in Ayrshire, Scotland, William Howat came to Australia as a child with his family. He lived at Glaisnock, 458 William Street, West Melbourne, dying there in 1935 aged 85 years. He had been associated with four generations of the wealthy Clarke family, as secretary of the Clarke estates, and was consequently well known to pastoralists. He was an enthusiastic collector of antiques.~~

Contributory elements include:

- two-level stuccoed brick and parapeted row of three houses;
- classically inspired facades;
- architraved upper windows;
- parapet cornices;
- siting hard on street; and
- contribution to an early Victorian-era residential precinct

Blinds have been attached to the facades and the stucco refurbished but otherwise the integrity is good.

How is it significant?

Howat's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Howat's row houses are significant.

- Aesthetically, typical of the simple, stuccoed elevations of the early Victorian-era and a contributory part of a similarly aged Victorian-era streetscape ([Criteria Criterion E](#)); and
- Historically, long associated with the Howat family, David, as a builder-owner who eventually owned most of this streetscape, and a developer of other properties in the North and West Melbourne area, and William Howat who was closely linked with the wealthy Clarke pastoralist family ([Criteria Criterion A](#)).

Glance's row houses part 470-476 William Street

470 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1878-1883
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for Isaac Glance by Morris and Parker in 1878. Builders, Morris and Parker of 7 Arden Street, Hotham (North Melbourne), erected a row house pair for Isaac Glance in 1878, being brick houses of eight rooms each (474-476 William Street). By 1883 Israel Glance is rated for four houses (470-476 William Street), two of eight rooms and two of thirteen rooms each (470-472). The house facades were identical.~~

~~The Israel Glance family lived at 476 William Street for an extended period in the Victorian era. Born in Poland, Israel had married in London and lived with his wife Rebecca in Yorkshire for a time before emigrating.~~

Contributory elements include:

- two storey parapeted stuccoed house row set close to the street and corner site to a lane;
- Italian Renaissance Revival styling, ornate for the construction date;
- cemented cornice moulds, vermiculated and foliated blocks and brackets with a raised arched entablatures flanked by piers and scrolls;
- originally face brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with panelled cast-iron friezes and finished brackets also guilloche pattern balustrading;
- tiled verandah floors;
- double-hung sash windows;
- four-panel entry door and toplights;
- cast-iron palisade front fences and gate on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Glance's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Glance's row houses are significant.

- Historically, as a good representative of a major growth period in West Melbourne and linked with the Glance family who were active in the North and West Melbourne community ([Criteria Criterion A](#)); and
- Aesthetically, well-preserved and good examples of Italian Renaissance Revival row houses, also contributory to a Victorian-era streetscape ([Criteria Criterion E](#)).

Glance's row houses part 470-476 William Street

472 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1878-1883
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for Isaac Glance by Morris and Parker in 1878. Builders, Morris and Parker of 7 Arden Street, Hotham (North Melbourne), erected a row house pair for Isaac Glance in 1878, being brick houses of eight rooms each (474-476 William Street). By 1883 Israel Glance is rated for four houses (470-476 William Street), two of eight rooms and two of thirteen rooms each (470-472). The house facades were identical.~~

~~The Israel Glance family lived at 476 William Street for an extended period in the Victorian era. Born in Poland, Israel had married in London and lived with his wife Rebecca in Yorkshire for a time before emigrating.~~

Contributory elements include:

- two storey parapeted stuccoed house row set close to the street and corner site to a lane;
- Italian Renaissance Revival styling, ornate for the construction date;
- cemented cornice moulds, vermiculated and foliated blocks and brackets with a raised arched entablatures flanked by piers and scrolls;
- originally face brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with panelled cast-iron friezes and finished brackets also guilloche pattern balustrading;
- tiled verandah floors;
- double-hung sash windows;
- four-panel entry door and toplights;
- cast-iron palisade front fences and gate on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Glance's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Glance's row houses are significant.

- Historically, as a good representatives of a major growth period in West Melbourne and linked with the Glance family who were active in the North and West Melbourne community ([Criteria Criterion A](#)); and
- Aesthetically, well-preserved and good examples of Italian Renaissance Revival row houses, also contributory to a Victorian-era streetscape ([Criteria Criterion E](#)).

Glance's row houses part 470-476 William Street

474-476 William Street, WEST MELBOURNE



New grading system:	Significant and Contributory Significant
Place type:	Row house
Date(s):	1878-1883
View of place:	2015

Statement of Significance

What is significant?

~~Row houses built for Isaac Glance by Morris and Parker in 1878. Builders, Morris and Parker of 7 Arden Street, Hotham (North Melbourne), erected a row house pair for Isaac Glance in 1878, being brick houses of eight rooms each (474-476 William Street). By 1883 Israel Glance is rated for four houses (470-476 William Street), two of eight rooms and two of thirteen rooms each (470-472). The house facades were identical.~~

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- two storey parapeted stuccoed house row set close to the street and corner site to a lane;
- Italian Renaissance Revival styling, ornate for the construction date;
- ~~—~~ cemented cornice moulds, vermiculated and foliated blocks and brackets with a raised arched entablatures flanked by
- piers and scrolls;
- originally face brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with panelled cast-iron friezes and finished brackets also guilloche pattern balustrading;
- tiled verandah floors;
- double-hung sash windows;
- four-panel entry door and toplights;
- cast-iron palisade front fences and gate on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Glance's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Glance's row houses are significant.

- Historically, as a good representatives of a major growth period in West Melbourne and linked with the Glance family who were active in the North and West Melbourne community ([Criteria Criterion A](#)); and
- Aesthetically, well-preserved and good examples of Italian Renaissance Revival row houses, also contributory to a Victorian-era streetscape ([Criteria Criterion E](#)).

END OF DOCUMENT



Melbourne Planning Scheme

Incorporated Document

~~Amendment C258:~~ Heritage Places Inventory ~~2017~~ 2020
Part A

~~Corrected for re-exhibition, November 2017~~

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

INCORPORATED DOCUMENT – CLAUSE 72.04~~84~~ SCHEDULE

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INTRODUCTION

All buildings contained in the Heritage Overlay of the Melbourne Planning Scheme which are graded categorised as 'significant' or 'contributory' or 'non-contributory' (represented by a '-') within 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;
- East Melbourne and Jolimont;
- Flemington and Kensington;
- Melbourne;
- North and West Melbourne;
- Parkville;
- South Melbourne, Southbank, Docklands & 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 each of these heritage buildings is recorded on the relevant "Building Identification Form". These Building Identification Forms are available for inspection at Council's Development Planning Department.

The ~~performance standards~~ policies applied by Council when considering relevant permit applications are dependent on the particular building grading category and whether it is in a significant streetscape. -These ~~performance standards policies~~ are set out in the "Heritage Places Within the Capital City Zone" local policy at Clause 22.04 and the "Heritage Places Outside The Capital City Zone" local policy at Clause 22.05 of the Melbourne Planning Scheme.

The building grading category and significant streetscape definitions are provided on the following page.

DEFINITIONS

The definitions used for each of the heritage place ~~gradings~~ [categories](#) are as follows:

'Significant' heritage place:

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

'Contributory' heritage place:

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

'Non-contributory' (-) place:

A 'non-contributory' place does not make a contribution to the [heritage cultural](#) significance or historic character of the [heritage](#) precinct. ~~Non-contributory either do not appear in this Inventory or are represented with a "-".~~

The definition used for a 'significant streetscape' is as follows:

'Significant streetscapes' are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are [a collection of highly significant buildings significant](#) in their own right.

Coloured Text Code

[The Heritage Places Inventory 2020 Part A is the Amendment C258 exhibited Heritage Places Inventory with changes that are tracked.](#)

[Entries shown as "strike through" and with a coloured background should be subject to a further review.](#)

- [The entries shaded purple are D graded places in individual heritage overlays.](#)
- [The entries shaded blue are C graded places in City North heritage precinct overlays.](#)
- [The entries shaded orange are places which were incorrectly categorised.](#)

[The Heritage Places Inventory 2020 Part B includes the places subject to a further review if they were included in the Heritage Places Inventory March 2018.](#)

[Some changes have been annotated with comments. Where reference has been made to the previous inventory, this means the Heritage Places Inventory March 2018. Where reference has been made to the exhibited inventory, this means the Amendment C258 exhibited Heritage Places Inventory.](#)

~~The entries shown in blue text were assessed under Amendment C258 — West Melbourne Heritage Review 2016.~~

~~The entries shown in red text are corrections to the West Melbourne Heritage Review 2016 data that was exhibited in April-May 2017.~~

~~The entries shown in green are those properties that were inadvertently omitted from the exhibited C258 Heritage Places inventory and/or entries with corrected information.~~

CARLTON

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Argyle Place North	10-12	Contributory	-
Argyle Place North	14	Significant	-
Argyle Place North	16-18	Contributory	-
Argyle Place North	20	Significant	-
Argyle Place North	22	Significant	-
Argyle Place North	24	Contributory	-
Argyle Place North	26	Contributory	-
Argyle Place South	Substation adjacent to 2 Argyle Place	Contributory	-
Argyle Place South	17-21	Contributory	-
Argyle Place South	29	Contributory	-
Argyle Place South	31	Contributory	-
Argyle Place South	33	Contributory	-
Argyle Place South	35	Contributory	-
Argyle Place South	37	Contributory	-
Barkly Street	20-24	Contributory	-
Barkly Street	30	Contributory	-
Barkly Street	32	Contributory	-
Barkly Street	34	Contributory	-
Barkly Street	36	Contributory	-
Barkly Street	38-40	Contributory	-
Barkly Street	42	Contributory	-
Barkly Street	44	Contributory	-
Barkly Street	58-60	Contributory	-
Barkly Street	62-66	Contributory	-
Barkly Street	68	Significant	-
Barkly Street	82-84	Significant	Significant
Barkly Street	86	Significant	Significant
Barkly Street	88	Significant	Significant
Barkly Street	90	Significant	Significant

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Barkly Street	92-94	Contributory	Significant
Barkly Street	96	Contributory	Significant
Barkly Street	98	Contributory	Significant
Barkly Street	100	Significant	Significant
Barkly Street	102	Contributory	Significant
Barkly Street	104	Contributory	Significant
Barkly Street	106	Contributory	Significant
Barkly Street	108	Significant	Significant
Barkly Street	110	Significant	Significant
Barkly Street	112-114	Significant	Significant
Barkly Street	116-120	Significant	Significant
Barkly Street	122	Contributory	Significant
Barkly Street	124	Contributory	Significant
Barkly Street	126-128	Contributory	Significant
Barkly Street	130-132	Contributory	Significant
Barkly Street	134	Significant	Significant
Barkly Street	136	Significant	Significant
Barkly Street	138	Contributory	Significant
Barkly Street	140	Contributory	Significant
Barkly Street	142-144	Contributory	Significant
Barkly Street	146	Contributory	Significant
Barkly Street	150	Contributory	Significant
Barkly Street	152	Significant	Significant
Barkly Street	154	Significant	Significant
Barkly Street	156	-	Significant
Barkly Street	158-162	Significant	Significant
Barkly Street	164	Contributory	Significant
Barkly Street	166	Contributory	Significant
Barkly Street	29	Contributory	-
Barkly Street	35-37	Contributory	-
Barkly Street	61	Contributory	-
Barkly Street	63	Contributory	-
Barkly Street	65-67	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Barkly Street	81-85	Contributory	-
Barkly Street	87	Contributory	-
Barkly Street	89	Contributory	-
Barkly Street	91	Contributory	-
Barkly Street	93	Contributory	-
Barkly Street	95	Contributory	-
Barkly Street	101	Significant	-
Barkly Street	103	Contributory	-
Barkly Street	105	Contributory	-
Barkly Street	117	Contributory	-
Barkly Street	119	Contributory	-
Barkly Street	121	Contributory	-
Barkly Street	123	Contributory	-
Barkly Street	125-127	Contributory	-
Barkly Street	131	Contributory	-
Barkly Street	133	Contributory	-
Barkly Street	135	Contributory	-
Barkly Street	137	Contributory	-
Barkly Street	139	Contributory	-
Barkly Street	141	Contributory	-
Barkly Street	143	Contributory	-
Barkly Street	145	Significant	-
Barrup Street	2-4	Contributory	-
Barrup Street	14	Contributory	-
Barrup Street	16	Contributory	-
Barry Street	56	Significant	-
Barry Street	58	Significant	-
Barry Street	11	Significant	-
Barry Street	31-47	Significant	-
Barry Street	95	Significant	-
Barry Street	97	Significant	-
Barry Street	99	Significant	-
Barry Street	101	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Barry Street	403	Significant	-
Barry Street	405	Significant	-
Barry Street	407	Significant	-
Barry Street	409	Significant	-
Barry Street	431	Significant	-
Barry Street	135	Contributory	-
Barry Street	137	Contributory	-
Barry Street	139	Significant	-
Barry Street	141	Significant	-
Barry Street	143-151	Significant	-
Barry Street	153	Significant	-
Barry Street	155	Significant	-
Barry Street	157	Significant	-
Barry Street	159	Significant	-
Berkeley Street	90-104	Significant	-
Berkeley Street	182-200	Significant	-
Berkeley Street	202-206	Contributory	-
Berkeley Street	208-210	Contributory	-
Berkeley Street	221	Significant	-
Bouverie Street	158-164	Significant	-
Bouverie Street	166-170	Significant	-
Bouverie Street	21-25	Significant	-
Bouverie Street	129-135	Significant	-
Bouverie Street	145-147	Significant	-
<u>Bouverie Street</u>	<u>183-195 Melbourne Business School, includes:</u>		
Bouverie Street	183-189	Contributory	-
Bouverie Street	193-195	Significant	-
	<ul style="list-style-type: none"> • <u>168 Leicester Street</u> 	Contributory	-
	<ul style="list-style-type: none"> • <u>160-170 Pelham Street</u> 	Contributory	-
Bouverie Street	197-235	Significant	-
Bowen Crescent	109	Significant	-
Canning Street	4-6	Significant	Significant

Comment [A1]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A2]: 183-195 Bouverie Street contains multiple addresses listed in the previous inventory. Two of these places – 193-195 Bouverie Street and 174-180 Leicester Street – should be reviewed as part of the review of C graded places in City North precincts.
Refer to management response to C258 panel recommendation 44.

Comment [A3]: Non-contributory building.
Refer to management response to C258 panel recommendation 44.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Canning Street	16	Significant	Significant
Canning Street	18	Contributory	Significant
Canning Street	20	Contributory	Significant
Canning Street	22	Significant	Significant
Canning Street	24	Significant	Significant
Canning Street	28-34	Contributory	-
Canning Street	38	Significant	-
Canning Street	40	Significant	-
Canning Street	42	Significant	-
Canning Street	44	Significant	-
Canning Street	46	Significant	-
Canning Street	48	Significant	-
Canning Street	50	Significant	-
Canning Street	54A	Contributory	-
Canning Street	106	Contributory	-
Canning Street	108	Contributory	-
Canning Street	110	Contributory	-
Canning Street	116	Contributory	-
Canning Street	118	Contributory	-
Canning Street	120	Contributory	-
Canning Street	122	Contributory	-
Canning Street	124	Contributory	-
Canning Street	126	Contributory	-
Canning Street	128	Contributory	-
Canning Street	130	Contributory	-
Canning Street	132	Contributory	-
Canning Street	148	Contributory	-
Canning Street	150	Contributory	-
Canning Street	152	Contributory	-
Canning Street	154	Contributory	-
Canning Street	160	Contributory	-
Canning Street	162	Contributory	-
Canning Street	164	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Canning Street	166	Contributory	-
Canning Street	168	Contributory	-
Canning Street	172	Contributory	-
Canning Street	174	Contributory	-
Canning Street	176-178	Contributory	-
Canning Street	180	Contributory	-
Canning Street	182	Contributory	-
Canning Street	190	Contributory	-
Canning Street	192	Contributory	-
Canning Street	194	Contributory	-
Canning Street	196	Contributory	-
Canning Street	202	Contributory	-
Canning Street	204	Contributory	-
Canning Street	206	Contributory	-
Canning Street	208	Contributory	-
Canning Street	210	Contributory	-
Canning Street	3	Contributory	-
Canning Street	5	Contributory	-
Canning Street	7	Contributory	-
Canning Street	13	Contributory	-
Canning Street	15	Contributory	-
Canning Street	17	Contributory	-
Canning Street	23	Contributory	-
Canning Street	25	Contributory	-
Canning Street	27-29	Significant	-
Canning Street	31	Significant	-
Canning Street	33	Significant	-
Canning Street	47-49	Contributory	-
Canning Street	93	Contributory	-
Canning Street	97-99	Contributory	-
Canning Street	101-103	Contributory	-
Canning Street	105	Contributory	-
Canning Street	115-117	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Canning Street	119	Significant	-
Canning Street	121	Significant	-
Canning Street	123	Significant	-
Canning Street	143	Contributory	-
Canning Street	149-151	Contributory	-
Canning Street	153-157	Contributory	-
Canning Street	159	Contributory	-
Canning Street	161	Contributory	-
Canning Street	167	Contributory	-
Canning Street	169	Contributory	-
Canning Street	171	Contributory	-
Canning Street	173	Significant	-
Canning Street	175	Significant	-
Canning Street	177	Significant	-
Canning Street	179	Significant	-
Canning Street	181	Contributory	-
Canning Street	183	Contributory	-
Canning Street	185	Contributory	-
Canning Street	187	Contributory	-
Canning Street	189	Contributory	-
Canning Street	191	Contributory	-
Canning Street	193	Contributory	-
Canning Street	195	Contributory	-
Canning Street	197	Contributory	-
Canning Street	199	Contributory	-
Canning Street	201	Contributory	-
Canning Street	203-205	Contributory	Significant
Canning Street	209-213	Significant	-
Canning Street	215	Contributory	-
Canning Street	217-219	Contributory	-
Canning Street	223-227	Significant	-
Gardigan Street	18	Significant	-
Gardigan Street	20	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Cardigan Street	22	Significant	-
Cardigan Street	50	Significant	-
Cardigan Street	52-56	Significant	-
Cardigan Street	106	Contributory	-
Cardigan Street	108	Contributory	-
Cardigan Street	110	Contributory	-
Cardigan Street	120	Contributory	-
Cardigan Street	122	Contributory	-
Cardigan Street	156-164	Contributory	-
Cardigan Street	166-168	Contributory	-
Cardigan Street	176	Contributory	-
Cardigan Street	264	Significant	-
Cardigan Street	266	Significant	-
Cardigan Street	268	Significant	-
Cardigan Street	270	Significant	-
Cardigan Street	276	Significant	-
Cardigan Street	278	Contributory	-
Cardigan Street	290	Contributory	-
Cardigan Street	292	Contributory	-
Cardigan Street	294	Contributory	-
Cardigan Street	304-306	Contributory	Significant
Cardigan Street	308	Significant	Significant
Cardigan Street	310	Significant	Significant
Cardigan Street	312	Significant	Significant
Cardigan Street	314	Significant	Significant
Cardigan Street	316	Significant	Significant
Cardigan Street	318	Significant	Significant
Cardigan Street	320	Significant	Significant
Cardigan Street	322	Significant	Significant
Cardigan Street	324	Significant	Significant
Cardigan Street	326	Significant	Significant
Cardigan Street	330-332	Contributory	Significant
Cardigan Street	334	Contributory	Significant

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Cardigan Street	336	Contributory	Significant
Cardigan Street	338	Contributory	Significant
Cardigan Street	340	Contributory	Significant
Cardigan Street	342	Contributory	Significant
Cardigan Street	344	Contributory	Significant
Cardigan Street	346	Contributory	Significant
Cardigan Street	348	Contributory	Significant
Cardigan Street	350	Contributory	Significant
Cardigan Street	352	Contributory	Significant
Cardigan Street	354	Contributory	Significant
Cardigan Street	356-358	Contributory	-
Cardigan Street	360	Contributory	-
Cardigan Street	362	Contributory	-
Cardigan Street	364	Contributory	-
Cardigan Street	366	Contributory	-
Cardigan Street	368	Contributory	-
Cardigan Street	374-386	Contributory	-
Cardigan Street	390	Significant	-
Cardigan Street	392	Significant	-
Cardigan Street	394	Significant	-
Cardigan Street	396	Significant	-
Cardigan Street	398	Significant	-
Cardigan Street	400	Contributory	-
Cardigan Street	402	Contributory	-
Cardigan Street	51	Significant	-
Cardigan Street	53	Significant	-
Cardigan Street	55	Significant	-
Cardigan Street	57	Significant	-
Cardigan Street	59	Significant	-
Cardigan Street	61	Significant	-
Cardigan Street	63	Significant	-
Cardigan Street	65-69	Significant	-
Cardigan Street	71	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Cardigan Street	83	Significant	-
Cardigan Street	85	Significant	-
Cardigan Street	87	Significant	-
Cardigan Street	91-95	Significant	-
Cardigan Street	101	Significant	-
Cardigan Street	103	Significant	-
Cardigan Street	105	Significant	-
Cardigan Street	107	Significant	-
Cardigan Street	109	Significant	-
Cardigan Street	111	Significant	-
Cardigan Street	199-201	Significant	-
Cardigan Street	245-249	Significant	-
Cardigan Street	251-257	Significant	-
Cardigan Street	345	Contributory	-
Cardigan Street	347	Contributory	-
Cardigan Street	349	Contributory	-
Cardigan Street	351	Contributory	-
Cardigan Street	353	Contributory	-
Cardigan Street	377-391	Contributory	-
Cardigan Street	395	Significant	Significant
Cardigan Street	397	Significant	Significant
Cardigan Street	399	Significant	Significant
Cardigan Street	401	Significant	Significant
Cardigan Street	403	Contributory	Significant
Cardigan Street	405	Contributory	Significant
Cardigan Street	407	Contributory	Significant
Cardigan Street	409	Contributory	Significant
Cardigan Street	411-415	-	Significant
Cardigan Street	417	Contributory	Significant
Cardigan Street	419-423	-	Significant
Cardigan Street	425	Contributory	Significant
Cardigan Street	427-429	Contributory	Significant
Cardigan Street	431-433	Contributory	Significant

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Cardigan Street	435	Contributory	Significant
Cardigan Street	437-439	Contributory	Significant
Cardigan Street	441-445	Significant	Significant
Cardigan Street	447	Contributory	Significant
Cardigan Street	455-467	Significant	-
Cardigan Street	469-495	Significant	-
Carlton Street	12-14	Significant	Significant
Carlton Street	16	Contributory	Significant
Carlton Street	18	Significant	Significant
Carlton Street	20	Significant	Significant
Carlton Street	22	Significant	Significant
Carlton Street	24	Significant	Significant
Carlton Street	26	Significant	Significant
Carlton Street	28	Significant	Significant
Carlton Street	30	Contributory	Significant
Carlton Street	32	Contributory	Significant
Carlton Street	34	Contributory	Significant
Carlton Street	36	Contributory	Significant
Carlton Street	38	Contributory	Significant
Carlton Street	40	Contributory	Significant
Carlton Street	42	Contributory	Significant
Carlton Street	44	Contributory	Significant
Carlton Street	46-50	Significant	Significant
Carlton Street	54	Contributory	Significant
Carlton Street	56-60	Contributory	Significant
Carlton Street	62	Significant	Significant
Carlton Street	64	Significant	Significant
Carlton Street	66	Significant	Significant
Carlton Street	68	Significant	Significant
Carlton Street	70	Contributory	Significant
Carlton Street	72	Contributory	Significant
Carlton Street	74	Contributory	Significant
Carlton Street	76	Contributory	Significant

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Carlton Street	78-80	Significant	Significant
Carlton Street	82-84	Significant	Significant
Carlton Street	86	Significant	Significant
Carlton Street	88	Contributory	Significant
Carlton Street	90	Significant	Significant
Carlton Street	92	Significant	Significant
Carlton Street	94	Significant	Significant
Carlton Street	96	Significant	Significant
Carlton Street	98	Significant	Significant
Carlton Street	100	Significant	Significant
Carlton Street	102	Contributory	Significant
Carlton Street	104-106	Significant	Significant
Charles Street	2	Contributory	Significant
Charles Street	4	Contributory	Significant
Charles Street	6	Contributory	Significant
Charles Street	8	Contributory	Significant
Charles Street	10	Contributory	Significant
Charles Street	12	Contributory	Significant
Charles Street	14	Contributory	Significant
Charles Street	16	Contributory	Significant
Charles Street	18	Contributory	Significant
Charles Street	22-24	Contributory	Significant
Charles Street	1	Contributory	Significant
Charles Street	3	Contributory	Significant
Charles Street	5	Contributory	Significant
Charles Street	7	Contributory	Significant
Charles Street	9	-	Significant
Charles Street	11	Contributory	Significant
Charles Street	13	Contributory	Significant
Charles Street	15-17	Significant	Significant
Cochrane Place	1-2	Contributory	-
College Crescent	Melbourne General Cemetery	Significant	Significant
David Street	1	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
David Street	3	Significant	-
David Street	5	Significant	-
David Street	7	Significant	-
David Street	9	Significant	-
David Street	11	Contributory	-
David Street	13	Contributory	-
Dorrit Street	12-14	Contributory	Significant
Dorrit Street	16	Contributory	Significant
Dorrit Street	18	Contributory	Significant
Dorrit Street	20	Contributory	Significant
Dorrit Street	22	-	Significant
Dorrit Street	24	-	Significant
Dorrit Street	26	Contributory	Significant
Dorrit Street	28	Contributory	Significant
Dorrit Street	30-32	Contributory	Significant
Dorrit Street	34	Contributory	Significant
Dorrit Street	36	Contributory	Significant
Dorrit Street	38	-	Significant
Dorrit Street	40-42	Contributory	Significant
Dorrit Street	44	Contributory	Significant
Dorrit Street	46-48	Contributory	Significant
Dorrit Street	50	Contributory	Significant
Dorrit Street	52	Contributory	Significant
Dorrit Street	54	Contributory	Significant
Dorrit Street	56	Contributory	Significant
Dorrit Street	58	Contributory	Significant
Dorrit Street	60	-	Significant
Dorrit Street	62	Contributory	Significant
Dorrit Street	64-66	Contributory	Significant
Dorrit Street	68	Significant	Significant
Dorrit Street	70	Significant	Significant
Drummond Place	14-16	Contributory	-
Drummond Place	18-20	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Drummond Street	2-14	Significant	Significant
Drummond Street	16-20	Contributory	Significant
Drummond Street	22	Contributory	Significant
Drummond Street	24	Contributory	Significant
Drummond Street	26	Significant	Significant
Drummond Street	28-32	Contributory	Significant
Drummond Street	46-56, includes:	Significant	Significant
	• 46 Drummond Street	Significant	Significant
	• 48 Drummond Street	Significant	Significant
	• 56 Drummond Street	Contributory	Significant
Drummond Street	58	Significant	Significant
Drummond Street	60	Significant	Significant
Drummond Street	62	Significant	Significant
Drummond Street	64-68	Significant	Significant
Drummond Street	70-72	Significant	Significant
Drummond Street	98	Contributory	Significant
Drummond Street	100-108	-	Significant
Drummond Street	110	Contributory	Significant
Drummond Street	112	Contributory	Significant
Drummond Street	114	Contributory	Significant
Drummond Street	116-140	-	Significant
Drummond Street	154-184	Significant	Significant
Drummond Street	186	Significant	Significant
Drummond Street	188	Significant	Significant
Drummond Street	190	Significant	Significant
Drummond Street	192	Significant	Significant
Drummond Street	194	Significant	Significant
Drummond Street	196	Significant	Significant
Drummond Street	198	Significant	Significant
Drummond Street	200	Significant	Significant
Drummond Street	202	Significant	Significant
Drummond Street	204	Significant	Significant
Drummond Street	206	Contributory	Significant

Comment [A4]: Updated to reflect the significant and contributory buildings within 46-56 Drummond Street.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Drummond Street	208	Contributory	Significant
Drummond Street	210	Contributory	Significant
Drummond Street	212	Contributory	Significant
Drummond Street	214	Contributory	Significant
Drummond Street	216	Contributory	Significant
Drummond Street	218-224	Contributory	Significant
Drummond Street	236	Contributory	Significant
Drummond Street	238	Contributory	Significant
Drummond Street	240	Contributory	Significant
Drummond Street	242	Contributory	Significant
Drummond Street	244	Contributory	Significant
Drummond Street	246	Contributory	Significant
Drummond Street	248	Contributory	Significant
Drummond Street	250	Contributory	Significant
Drummond Street	252	Contributory	Significant
Drummond Street	254	Contributory	Significant
Drummond Street	256	Contributory	Significant
Drummond Street	258	Contributory	Significant
Drummond Street	260	Contributory	Significant
Drummond Street	304-308	Contributory	-
Drummond Street	310-312 310-212	Contributory	-
Drummond Street	320-322	Contributory	-
Drummond Street	324-326	Significant	-
Drummond Street	332	Contributory	-
Drummond Street	334-344	Significant	-
Drummond Street	372-374	Significant	-
Drummond Street	376	Significant	-
Drummond Street	378	Significant	-
Drummond Street	380-382	Contributory	-
Drummond Street	384	Contributory	-
Drummond Street	386	Contributory	-
Drummond Street	388	Contributory	-
Drummond Street	390-392	Contributory	-

Comment [A5]: Corrected typo.

Comment [A6]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Drummond Street	1	Significant	Significant
Drummond Street	3	Significant	Significant
Drummond Street	5	Significant	Significant
Drummond Street	7	Significant	Significant
Drummond Street	9	Significant	Significant
Drummond Street	11	Significant	Significant
Drummond Street	13	Significant	Significant
Drummond Street	15	Significant	Significant
Drummond Street	17	Significant	Significant
Drummond Street	19	Significant	Significant
Drummond Street	21-23	Significant	Significant
Drummond Street	25	Significant	Significant
Drummond Street	27	Significant	Significant
Drummond Street	29	Significant	Significant
Drummond Street	31	Significant	Significant
Drummond Street	33	Significant	Significant
Drummond Street	35	Significant	Significant
Drummond Street	37-39	Significant	Significant
Drummond Street	41-43	Significant	Significant
Drummond Street	45	Significant	Significant
Drummond Street	47	Significant	Significant
Drummond Street	49	Contributory	Significant
Drummond Street	51	Contributory	Significant
Drummond Street	53-55	Contributory	Significant
Drummond Street	67	Contributory	Significant
Drummond Street	69-71	Contributory	Significant
Drummond Street	75-91	-	Significant
Drummond Street	93-105	Significant	Significant
Drummond Street	113	Contributory	Significant
Drummond Street	Rear 113	Contributory	-
Drummond Street	115	Contributory	Significant
Drummond Street	117	Significant	Significant
Drummond Street	121	Contributory	Significant

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Drummond Street	123	Significant	Significant
Drummond Street	125	Significant	Significant
Drummond Street	127	Contributory	Significant
Drummond Street	129-131	-	Significant
Drummond Street	133-137	Significant	Significant
Drummond Street	139	-	Significant
Drummond Street	141	Contributory	Significant
Drummond Street	143	Contributory	Significant
Drummond Street	145	Contributory	Significant
Drummond Street	147	Contributory	Significant
Drummond Street	149	Contributory	Significant
Drummond Street	153	-	Significant
Drummond Street	155-157	Contributory	Significant
Drummond Street	159	Contributory	Significant
Drummond Street	161	Contributory	Significant
Drummond Street	163	Significant	Significant
Drummond Street	165	Contributory	Significant
Drummond Street	167	Contributory	Significant
Drummond Street	169	Contributory	Significant
Drummond Street	171	Significant	Significant
Drummond Street	173	Significant	Significant
Drummond Street	175-179	Significant	Significant
Drummond Street	181	Contributory	Significant
Drummond Street	183	Contributory	Significant
Drummond Street	185	Contributory	Significant
Drummond Street	187-193	-	Significant
Drummond Street	195	Contributory	Significant
Drummond Street	197	Contributory	Significant
Drummond Street	199	Contributory	Significant
Drummond Street	201	Significant	Significant
Drummond Street	203	Significant	Significant
Drummond Street	205	Significant	Significant
Drummond Street	259-261	Contributory (275	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
		only)	
Drummond Street	263	Contributory	-
Drummond Street	265	Contributory	-
Drummond Street	279	Contributory	-
Drummond Street	281	Contributory	-
Drummond Street	291	Significant	-
Drummond Street	293	Significant	-
Drummond Street	295-297	Contributory	-
Drummond Street	313-315	Significant	-
Drummond Street	345-349	Significant	-
Drummond Street	387	Contributory	-
Drummond Street	389	Contributory	-
Drummond Street	397-401	Significant	-
Elgin Street	54-58	Contributory	-
Elgin Street	60	Significant	-
Elgin Street	62	Significant	-
Elgin Street	64	Significant	-
Elgin Street	66	Significant	-
Elgin Street	68	Significant	-
Elgin Street	78-80	Contributory	-
Elgin Street	82	Contributory	-
Elgin Street	84	Contributory	-
Elgin Street	88	Significant	-
Elgin Street	90	Significant	-
Elgin Street	92	Significant	-
Elgin Street	94-98	Contributory	-
Elgin Street	118-120	Contributory	-
Elgin Street	126-130	Significant	-
Elgin Street	132-136	Contributory	-
Elgin Street	138-144	Contributory	-
Elgin Street	146-154	Significant	-
Elgin Street	162	Contributory	-
Elgin Street	168-174	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Elgin Street	178	Contributory	-
Elgin Street	180	Contributory	-
Elgin Street	182	Contributory	-
Elgin Street	184	Contributory	-
Elgin Street	186	Contributory	-
Elgin Street	188	Contributory	-
Elgin Street	190	Contributory	-
Elgin Street	194	Contributory	-
Elgin Street	198	Contributory	-
Elgin Street	200-202	Contributory	-
Elgin Street	208-214	Significant	-
Elgin Street	252	Contributory	Significant
Elgin Street	254	Contributory	Significant
Elgin Street	256	Contributory	Significant
Elgin Street	258	Contributory	Significant
Elgin Street	260	Contributory	Significant
Elgin Street	262	Contributory	Significant
Elgin Street	264	Contributory	Significant
Elgin Street	266	Contributory	Significant
Elgin Street	268	Significant	Significant
Elgin Street	270	-	Significant
Elgin Street	272	-	Significant
Elgin Street	21	Contributory	-
Elgin Street	25	Contributory	-
Elgin Street	27	Contributory	-
Elgin Street	29	Contributory	-
Elgin Street	31	Contributory	-
Elgin Street	33	Contributory	-
Elgin Street	35	Contributory	-
Elgin Street	37	Contributory	-
Elgin Street	39	Contributory	-
Elgin Street	41	Contributory	-
Elgin Street	43	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Elgin Street	45	Significant	-
Elgin Street	51	Significant	-
Elgin Street	55-57	Significant	-
Elgin Street	59	Significant	-
Elgin Street	61	Significant	-
Elgin Street	67	Significant	-
Elgin Street	69	Significant	-
Elgin Street	71	Contributory	-
Elgin Street	73	Contributory	-
Elgin Street	75-77	Contributory	-
Elgin Street	79	Contributory	-
Elgin Street	83-85	Contributory	-
Elgin Street	83-85	Contributory	-
Elgin Street	87-89	Significant	-
Elgin Street	91	Contributory	-
Elgin Street	93	Contributory	-
Elgin Street	95	Contributory	-
Elgin Street	105	Contributory	-
Elgin Street	107	Contributory	-
Elgin Street	109	Significant	-
Elgin Street	111	Significant	-
Elgin Street	145	Significant	-
Elgin Street	147	Significant	-
Elgin Street	149	Significant	-
Elgin Street	151	Significant	-
Elgin Street	153	Significant	-
Elgin Street	155	Contributory	-
Elgin Street	157	Contributory	-
Elgin Street	159	Contributory	-
Elgin Street	161-169	Significant	-
Elgin Street	171-175	Significant	-
Elgin Street	181	Contributory	-
Elgin Street	182	Contributory	-

Comment [A7]: Duplicate listing.

Comment [A8]: Duplicate listing (182 Elgin Street listed above with even numbers).

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Elgin Street	183	Contributory	-
Elgin Street	185	Contributory	-
Elgin Street	187	Contributory	-
Elgin Street	189	Contributory	-
Elgin Street	219	Significant	Significant
Elgin Street	221	Significant	Significant
Elgin Street	223-225	-	Significant
Elgin Street	227	Significant	Significant
Elgin Street	229	Significant	Significant
Elgin Street	231	Contributory	Significant
Elgin Street	233	Significant	Significant
Elgin Street	235	Significant	Significant
Elgin Street	237	Significant	Significant
Elm Tree Place	4-12	Significant	-
Faraday Street	12-14	Contributory	-
Faraday Street	16	Contributory	-
Faraday Street	18	Contributory	-
Faraday Street	20	Contributory	-
Faraday Street	40-48	Contributory	-
Faraday Street	56	Contributory	-
Faraday Street	58	Contributory	-
Faraday Street	64	Contributory	-
Faraday Street	66-68	Significant	-
Faraday Street	78	Contributory	-
Faraday Street	80	Contributory	-
Faraday Street	82	Significant	-
Faraday Street	84	Significant	-
Faraday Street	88-90	Contributory	-
Faraday Street	92	Significant	-
Faraday Street	96	Significant	-
Faraday Street	98	Contributory	-
Faraday Street	100	Contributory	-
Faraday Street	102	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Faraday Street	104	Contributory	-
Faraday Street	106	Contributory	-
Faraday Street	108	Contributory	-
Faraday Street	110	Contributory	-
Faraday Street	112	Contributory	-
Faraday Street	114	Significant	-
Faraday Street	116-118	Significant	-
Faraday Street	120	Significant	-
Faraday Street	122	Significant	-
Faraday Street	124	Significant	-
Faraday Street	126	Significant	-
Faraday Street	128	Contributory	-
Faraday Street	130	Contributory	-
Faraday Street	140-144	Significant	-
Faraday Street	152	Contributory	-
Faraday Street	154	Contributory	-
Faraday Street	156	Contributory	-
Faraday Street	158	Contributory	-
Faraday Street	160	Significant	-
Faraday Street	162	Significant	-
Faraday Street	172-174	Significant	-
Faraday Street	176-178	Significant	-
Faraday Street	180	Contributory	-
Faraday Street	182-184	Contributory	-
Faraday Street	186-192	Significant	-
Faraday Street	198-204	Significant	-
Faraday Street	206-212	Contributory	-
Faraday Street	Opposite 208-212 Underground Public Toilet	Significant	-
Faraday Street	226	Contributory	-
Faraday Street	228-230	Contributory	-
Faraday Street	232-234	Contributory	-
Faraday Street	236	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Faraday Street	238-240	Significant	-
Faraday Street	244	Significant	-
Faraday Street	248-250	Contributory	-
Faraday Street	252	Contributory	-
Faraday Street	254	Contributory	-
Faraday Street	256	Contributory	-
Faraday Street	258	Contributory	-
Faraday Street	260	Contributory	-
Faraday Street	262	Contributory	-
Faraday Street	272-278	Significant	-
Faraday Street	13-23	Contributory	-
Faraday Street	25	Contributory	-
Faraday Street	27	Contributory	-
Faraday Street	29-31	Contributory	-
Faraday Street	33	Contributory	-
Faraday Street	35	Contributory	-
Faraday Street	37	Contributory	-
Faraday Street	39	Contributory	-
Faraday Street	53	Contributory	-
Faraday Street	55-61	Significant	Significant
Faraday Street	83	Significant	-
Faraday Street	95	Contributory	-
Faraday Street	99	Contributory	-
Faraday Street	101	Contributory	-
Faraday Street	103	Contributory	-
Faraday Street	105	Contributory	-
Faraday Street	107-109	Contributory	-
Faraday Street	111	Contributory	-
Faraday Street	113	Contributory	-
Faraday Street	139	Contributory	-
Faraday Street	141-143	Contributory	-
Faraday Street	145	Contributory	-
Faraday Street	147	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Faraday Street	149	Contributory	-
Faraday Street	185-187	Significant	-
Faraday Street	189-193	Significant	-
Faraday Street	201-203	Contributory	-
Faraday Street	205-207	Significant	-
Faraday Street	221-229	Contributory	-
Faraday Street	231	Significant	-
Faraday Street	233	Contributory	-
Faraday Street	235-237	Contributory	-
Faraday Street	251	Significant	-
Grattan Street	2-10	Significant	Significant
Grattan Street	12	Contributory	Significant
Grattan Street	14	Significant	Significant
Grattan Street	16	Significant	Significant
Grattan Street	18	Significant	Significant
Grattan Street	20-26	-	Significant
Grattan Street	28	Significant	Significant
Grattan Street	30	Significant	Significant
Grattan Street	32	Significant	Significant
Grattan Street	44	Contributory	-
Grattan Street	46	Contributory	-
Grattan Street	48-50	Contributory	-
Grattan Street	52-56	Significant	-
Grattan Street	58	Contributory	-
Grattan Street	60-62	Contributory	-
Grattan Street	64-66	Significant	-
Grattan Street	68	Significant	-
Grattan Street	90	Contributory	-
Grattan Street	15	Significant	Significant
Grattan Street	17	Significant	Significant
Grattan Street	19	Significant	Significant
Grattan Street	21	Significant	Significant
Grattan Street	23	Contributory	Significant

Comment [A9]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Grattan Street	25	Contributory	Significant
Grattan Street	27	Contributory	Significant
Grattan Street	81-109	Significant	-
Grattan Street	111-113	Contributory	-
Grattan Street	115	Contributory	-
Grattan Street	117	Contributory	-
Grattan Street	163	Significant	-
Grattan Street	165	Significant	-
Grattan Street	167	Significant	-
Grattan Street	169	Significant	-
Grattan Street	171	Significant	-
Grattan Street	173	Significant	-
Grattan Street	175	Significant	-
Grattan Street	177	Significant	-
Grattan Street	191-197	Contributory	-
Grattan Street	205-211 (Melvina Terrace)	Significant	-
Grattan Street	213-215, includes:	Significant	-
	• 213 Grattan Street	Contributory	
Kay Street	32	Contributory	-
Kay Street	36	Contributory	-
Kay Street	62	Contributory	-
Kay Street	64	Contributory	-
Kay Street	66	Contributory	-
Kay Street	68-70	Significant	Significant
Kay Street	72	Contributory	Significant
Kay Street	74	Contributory	Significant
Kay Street	76	Contributory	Significant
Kay Street	80	Contributory	-
Kay Street	82	Contributory	-
Kay Street	84	Contributory	-
Kay Street	86	Contributory	-
Kay Street	88-92	Contributory	-
Kay Street	94	Contributory	-

Comment [A10]: 213-215 Grattan Street includes two addresses listed in the previous inventory.

215 Grattan Street is part of the review of C graded places in City North heritage precinct overlays and should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Refer to management response to C258 panel recommendation 42.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Kay Street	96	Contributory	-
Kay Street	98	Contributory	-
Kay Street	23	Significant	-
Kay Street	25	Significant	-
Kay Street	27	Significant	-
Kay Street	29	Significant	-
Kay Street	31	Significant	-
Kay Street	33	Significant	-
Kay Street	34	Contributory	-
Kay Street	35	Significant	-
Kay Street	37	Contributory	-
Kay Street	39	Contributory	-
Kay Street	41	Contributory	-
Kay Street	59-63	Contributory	-
Kay Street	65	Significant	-
Kay Street	69	Contributory	-
Kay Street	71	Contributory	-
Kay Street	73	Contributory	-
Kay Street	85	Significant	-
Kay Street	87	Contributory	-
Kay Street	93	Contributory	-
Kay Street	97-101	Contributory	-
Kay Street	103	Contributory	-
Kay Street	105	Contributory	-
Kay Street	109	Contributory	-
Kay Street	111	Contributory	-
Kay Street	113	Contributory	-
Kay Street	115-117	Contributory	-
Keppel Street	2-34	Significant	-
Keppel Street	21-23	Contributory	-
Keppel Street	27-29	Contributory	-
Keppel Street	31	Contributory	-
Keppel Street	51-55	Contributory	Significant

Comment [A11]: Alternative listing for 221-239 Palmerston Street.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Keppel Street	52-112	Significant	-
Keppel Street	57	Contributory	Significant
Keppel Street	59	Contributory	Significant
Keppel Street	61	Contributory	Significant
Keppel Street	63	Contributory	Significant
Keppel Street	65	Contributory	Significant
Keppel Street	67-69	Contributory	Significant
Keppel Street	71	Contributory	Significant
Keppel Street	73	Contributory	Significant
Keppel Street	75	Contributory	Significant
Keppel Street	77	Contributory	Significant
Keppel Street	79	Contributory	Significant
Keppel Street	81-83	Contributory	Significant
Keppel Street	85-91	Significant	Significant
Leicester Street	60-66	Significant	-
Leicester Street	148	Significant	-
Leicester Street	150	Significant	-
Leicester Street	152	Significant	-
Leicester Street	154-160	Significant	-
Leicester Street	168	Contributory	-
Leicester Street	174-180	Contributory	-
Leicester Street	210-214 (Stella Longford Wing)	Significant	-
Leicester Street	222-234 (Gladstone Terrace)	Significant	-
Leicester Street	51-61	Significant	-
Leicester Street	119-125	Significant	-
Leicester Street	135-139	Significant	-
Lincoln Square South	11-13	Significant	-
Lincoln Square South	15-17	Significant	-
Lincoln Square South	19-21	Contributory	-
Lincoln Square South	23-31	Significant	-
Little Palmerston <u>Street</u>	53-57	Contributory	-
Little Palmerston <u>Street</u>	59	Significant	-
Little Palmerston <u>Street</u>	61-63	Significant	-

Comment [A12]: Retained in inventory under 183-195 Bouverie Street.

Comment [A13]: 174-180 Leicester Street should be reviewed as part of the review of C graded places in City North precincts.

Refer to management response to C258 panel recommendation 44.

Comment [A14]: Refer to management response to C258 panel recommendation 40.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Lygon Street	2	Significant	-
Lygon Street	42-54	Significant	-
Lygon Street	98-126	Significant	-
Lygon Street	128-130	Contributory	-
Lygon Street	132-136	Contributory	-
Lygon Street	140-146	Contributory	-
Lygon Street	148-150	Contributory	-
Lygon Street	170-172	Contributory	-
Lygon Street	174-178	Significant	-
Lygon Street	190	Contributory	-
Lygon Street	230	Contributory	-
Lygon Street	232	Contributory	-
Lygon Street	234-236	Contributory	-
Lygon Street	238	Significant	-
Lygon Street	240	Significant	-
Lygon Street	242-244	Significant	-
Lygon Street	246-252	Significant	-
Lygon Street	258	Contributory	-
Lygon Street	260	Contributory	-
Lygon Street	262	Contributory	-
Lygon Street	264-266	Contributory	-
Lygon Street	270-276	Contributory	-
Lygon Street	280	Contributory	-
Lygon Street	282	Contributory	-
Lygon Street	286-288	Contributory	-
Lygon Street	290	Significant	-
Lygon Street	292	Contributory	-
Lygon Street	306-308	Contributory	-
Lygon Street	320, includes:		
Lygon Street	• 320 Lygon Street	Contributory	-
Lygon Street	322	Contributory	-
Lygon Street	324	Contributory	-
Lygon Street	326-328	Contributory	-

Comment [A15]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A16]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A17]: 320 Lygon Street includes two addresses listed in the previous inventory.

The building at the rear of 61 University Street which is within 320 Lygon Street was omitted from the exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Lygon Street	330	Significant	-
Lygon Street	332	Contributory	-
Lygon Street	334-336	Contributory	-
Lygon Street	338-340	Contributory	-
Lygon Street	342	Contributory	-
Lygon Street	344	Contributory	-
Lygon Street	346	Contributory	-
Lygon Street	348	Contributory	-
Lygon Street	350	Contributory	-
Lygon Street	362	Contributory	-
Lygon Street	364	Contributory	-
Lygon Street	366	Contributory	-
Lygon Street	368-386	Significant	-
Lygon Street	380	Significant	-
Lygon Street	388	Contributory	-
Lygon Street	390	Contributory	-
Lygon Street	398-400	Significant	-
Lygon Street	402	Contributory	-
Lygon Street	414-422	Significant	-
Lygon Street	426	-	Significant
Lygon Street	428	Significant	Significant
Lygon Street	430	Significant	Significant
Lygon Street	432	Significant	Significant
Lygon Street	434	Contributory	Significant
Lygon Street	436	Contributory	Significant
Lygon Street	438	Contributory	Significant
Lygon Street	440	Contributory	Significant
Lygon Street	442-444	Contributory	Significant
Lygon Street	446-450	Significant	Significant
Lygon Street	1-7	Contributory	-
Lygon Street	9	Significant	-
Lygon Street	13-15	Significant	-
Lygon Street	27-31	Contributory	-

Comment [A18]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Lygon Street	95-97	Contributory	-
Lygon Street	121	Contributory	-
Lygon Street	127-129	Contributory	-
Lygon Street	131-133	Contributory	-
Lygon Street	135-137	Contributory	-
Lygon Street	139-141	Contributory	-
Lygon Street	147	Significant	-
Lygon Street	149	Significant	-
Lygon Street	151	Significant	-
Lygon Street	161	Contributory	-
Lygon Street	163-165	Contributory	-
Lygon Street	167	Contributory	-
Lygon Street	169	Contributory	-
Lygon Street	173	Contributory	-
Lygon Street	175	Contributory	-
Lygon Street	185-187	Significant	-
Lygon Street	189	Significant	-
Lygon Street	191	Significant	-
Lygon Street	193	Significant	-
Lygon Street	201-203	Significant	-
Lygon Street	205-207	Significant	-
Lygon Street	209	Significant	-
Lygon Street	211	Significant	-
Lygon Street	213	Significant	-
Lygon Street	215-217	Contributory	-
Lygon Street	219-221	Contributory	-
Lygon Street	223	Contributory	-
Lygon Street	225	Contributory	-
Lygon Street	227-229	Significant	-
Lygon Street	231	Contributory	-
Lygon Street	233-235	Contributory	-
Lygon Street	237	Contributory	-
Lygon Street	239	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Lygon Street	241	Significant	-
Lygon Street	243-245	Significant	-
Lygon Street	251	Contributory	-
Lygon Street	253	Significant	-
Lygon Street	255-257	Significant	-
Lygon Street	259-261	Significant	-
Lygon Street	263	Significant	-
Lygon Street	265	Significant	-
Lygon Street	267	Significant	-
Lygon Street	269	Significant	-
Lygon Street	271-273	Significant	-
Lygon Street	275	Contributory	-
Lygon Street	277	Contributory	-
Lygon Street	279-281	Contributory	-
Lygon Street	283	Contributory	-
Lygon Street	285-287	Contributory	-
Lygon Street	291-299	Significant	-
Lygon Street	303	Contributory	-
Lygon Street	305	Contributory	-
Lygon Street	307	Contributory	-
Lygon Street	321	Contributory	-
Lygon Street	325	Contributory	-
Lygon Street	327	Contributory	-
Lygon Street	329	Contributory	-
Lygon Street	337-343	Significant	-
Lygon Street	349-371	Significant	-
Lygon Street	379	Contributory	-
Lygon Street	381	Contributory	-
Lygon Street	383	Contributory	-
Lygon Street	385	Significant	-
Lygon Street	387-391	Contributory	-
Lygon Street	393-395	Contributory	-
Lygon Street	397-399	Significant	-

Comment [A19]: Alternative listing for 221-239 Palmerston Street.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Lygon Street	401	Contributory	-
Lygon Street	403-405	Significant	-
Lygon Street	407	Significant	-
Lygon Street	409	Significant	-
MacArthur Place North	2	Contributory	-
MacArthur Place North	4	Contributory	-
MacArthur Place North	6-10	Contributory	-
MacArthur Place North	14	Significant	-
MacArthur Place North	16	Significant	-
MacArthur Place North	18	Contributory	-
MacArthur Place North	20	Contributory	-
MacArthur Place North	26	Contributory	-
MacArthur Place North	28-34	Significant	-
MacArthur Place North	36	Contributory	-
MacArthur Place North	38	Contributory	-
MacArthur Place North	44-48	Significant	-
MacArthur Place North	56-58	Contributory	-
MacArthur Place North	70-72	Significant	-
MacArthur Place South	11-13	Significant	-
MacArthur Place South	27-33	Significant	-
MacArthur Place South	37-39	Contributory	-
MacArthur Place South	41	Significant	-
MacArthur Place South	43	Significant	-
MacArthur Place South	45-47	Significant	-
MacArthur Place South	49	Contributory	-
MacArthur Place South	51	Contributory	-
MacArthur Place South	53	Contributory	-
MacArthur Place South	55	Contributory	-
MacArthur Place South	57	Significant	-
MacArthur Place South	59	Contributory	-
MacArthur Place South	71-73	Contributory	-
Murchison Street	12	Contributory	Significant
Murchison Street	14	Significant	Significant

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Murchison Street	16	-	Significant
Murchison Street	18	Contributory	Significant
Murchison Street	20	Contributory	Significant
Murchison Street	22	Contributory	Significant
Murchison Street	24	Contributory	Significant
Murchison Street	26	Contributory	Significant
Murchison Street	28-30	Contributory	Significant
Murchison Street	32-34	Significant	Significant
Murchison Street	36-40	Significant	Significant
Murchison Street	42	Significant	Significant
Murchison Street	44	Significant	Significant
Murchison Street	46	Significant	Significant
Neill Street	28-30	Contributory	-
Neill Street	52	Contributory	-
Neill Street	54	Contributory	-
Neill Street	56	Contributory	-
Neill Street	60	Contributory	-
Neill Street	62	Significant	-
Neill Street	64	Significant	-
Neill Street	66	Significant	-
Neill Street	74-76	Contributory	-
Neill Street	78	Contributory	-
Neill Street	82	Contributory	-
Neill Street	86	Contributory	-
Neill Street	88	Contributory	-
Neill Street	9-13	Contributory	-
Neill Street	15	Contributory	-
Neill Street	17	Contributory	-
Neill Street	19-25	Contributory	-
Neill Street	43-45	Contributory	Significant
Neill Street	47-49	Significant	Significant
Neill Street	51	Contributory	Significant
Neill Street	53-55	Contributory	Significant

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Neill Street	57	Contributory	Significant
Neill Street	59	-	Significant
Neill Street	61-63	-	Significant
Neill Street	65	Significant	Significant
Neill Street	67	Significant	Significant
Neill Street	69	Significant	Significant
Neill Street	71	Significant	Significant
Neill Street	73	Significant	Significant
Neill Street	75	Significant	Significant
Neill Street	77	Significant	Significant
Neill Street	79	Significant	Significant
Neill Street	81	Contributory	Significant
Neill Street	85	Significant	Significant
Neill Street	87	Significant	Significant
Neill Street	89	-	Significant
Neill Street	91-93	Contributory	Significant
Neill Street	95-99	Significant	Significant
Neill Street	101-111	Significant	Significant
Nicholson Street	Royal Exhibition Building and Carlton Gardens	Significant	Significant
Nicholson Street	27	Contributory	-
Nicholson Street	29	Contributory	-
Nicholson Street	31	Contributory	-
Nicholson Street	33	Contributory	-
Nicholson Street	35	Contributory	-
Nicholson Street	37	Contributory	-
Nicholson Street	39	Contributory	-
Nicholson Street	41	Contributory	-
Nicholson Street	43	Contributory	-
Nicholson Street	47-49	Contributory	-
Nicholson Street	51	Contributory	-
Nicholson Street	53	Contributory	-
Nicholson Street	55	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Nicholson Street	57	Contributory	-
Nicholson Street	59	Contributory	-
Nicholson Street	61	Contributory	-
Nicholson Street	63	Contributory	-
Nicholson Street	69	Contributory	-
Nicholson Street	73	Contributory	-
Nicholson Street	75	Contributory	-
Nicholson Street	85	Significant	-
Nicholson Street	87	Significant	-
Nicholson Street	89	Significant	-
Nicholson Street	91	Significant	-
Nicholson Street	161-163	Contributory	-
Nicholson Street	165	Contributory	-
Nicholson Street	177-179	Contributory	-
Nicholson Street	181	Contributory	-
Nicholson Street	183	Contributory	-
Nicholson Street	185	Contributory	-
Nicholson Street	189	Contributory	-
Nicholson Street	191	Contributory	-
Nicholson Street	209	Contributory	-
Nicholson Street	211	Contributory	-
Nicholson Street	213-215	Significant	-
Nicholson Street	217	Contributory	-
Nicholson Street	221	Contributory	-
Nicholson Street	223	Contributory	-
Nicholson Street	225	Contributory	-
Nicholson Street	227	Significant	-
Nicholson Street	241	Significant	-
Nicholson Street	243	Contributory	-
Nicholson Street	245	Contributory	-
Nicholson Street	255	Contributory	-
Nicholson Street	257	Significant	-
Nicholson Street	275	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Orr Street	16-22	Significant	-
Owen Street	21	Contributory	Significant
Owen Street	23	Contributory	Significant
Owen Street	25	Contributory	Significant
Owen Street	27	Significant	Significant
Owen Street	29	Significant	Significant
Owen Street	33	-	Significant
Owen Street	35	Contributory	Significant
Owen Street	37	Contributory	Significant
Owen Street	41	Contributory	Significant
Owen Street	45	Contributory	Significant
Owen Street	47	Contributory	Significant
Owen Street	49	Contributory	Significant
Painsdale Place	4	Contributory	-
Palmerston Place	8-10	Significant	-
Palmerston Place	12-14	Contributory	-
Palmerston Place	22	Significant	-
Palmerston Place	24-26	Significant	-
Palmerston Place	28	Significant	-
Palmerston Place	7-9	Significant	-
Palmerston Place	11-13	Significant	-
Palmerston Place	23	Contributory	-
Palmerston Place	25	Contributory	-
Palmerston Place	27	Contributory	-
Palmerston Place	29	Contributory	-
Palmerston Street	18	Contributory	-
Palmerston Street	20	Contributory	-
Palmerston Street	24	Significant	-
Palmerston Street	28-30	Contributory	-
Palmerston Street	38	Contributory	-
Palmerston Street	40	Contributory	-
Palmerston Street	46	Significant	-
Palmerston Street	52 (Former Shop cnr Canning	Contributory	-

Comment [A20]: 16-22 Orr Street has been demolished.
Refer to para 201 of the City of Melbourne's Part B submission.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
	Street)		
Palmerston Street	52-54	Contributory	-
Palmerston Street	57-65	Contributory	-
Palmerston Street	66	Contributory	-
Palmerston Street	68	Significant	-
Palmerston Street	70	Contributory	-
Palmerston Street	72	Contributory	-
Palmerston Street	74-76	Significant	-
Palmerston Street	78	Contributory	-
Palmerston Street	80	Contributory	-
Palmerston Street	82	Contributory	-
Palmerston Street	88	Significant	-
Palmerston Street	90	Contributory	-
Palmerston Street	92	Contributory	-
Palmerston Street	94-96	Significant	-
Palmerston Street	100	Significant	-
Palmerston Street	104	Significant	-
Palmerston Street	106	Contributory	-
Palmerston Street	108-110	Contributory	-
Palmerston Street	114	Contributory	-
Palmerston Street	116	Contributory	-
Palmerston Street	118	Contributory	-
Palmerston Street	120	Contributory	-
Palmerston Street	122	Contributory	-
Palmerston Street	178-204	Significant	-
Palmerston Street	180	Significant	-
Palmerston Street	230-232	Significant	-
Palmerston Street	234	Significant	-
Palmerston Street	236	Significant	-
Palmerston Street	238-240	Significant	-
Palmerston Street	67	Significant	-
Palmerston Street	69	Significant	-
Palmerston Street	83	Contributory	-

Comment [A21]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Palmerston Street	85	Contributory	-
Palmerston Street	87	Contributory	-
Palmerston Street	105-113	Contributory	-
Palmerston Street	115-117	Contributory	-
Palmerston Street	119-121	Significant	-
Palmerston Street	123-129	Contributory	-
Palmerston Street	141	Contributory	-
Palmerston Street	143	Contributory	-
Palmerston Street	145	Contributory	-
Palmerston Street	147	Contributory	-
Palmerston Street	149	Contributory	-
Palmerston Street	151	Contributory	-
Palmerston Street	153	Contributory	-
Palmerston Street	155-157	Contributory	-
Palmerston Street	159	Contributory	-
Palmerston Street	161	Contributory	-
Palmerston Street	163	Contributory	-
Palmerston Street	171-173	Contributory	-
Palmerston Street	183-185	Contributory	-
Palmerston Street	187	Contributory	-
Palmerston Street	189	Contributory	-
Palmerston Street	191-193	Contributory	-
Palmerston Street	207-209	Contributory	-
Palmerston Street	221-239	Significant	-
Palmerston Street	245	Contributory	-
Pelham Street	2-40	Significant	Significant
Pelham Street	52	Contributory	-
Pelham Street	54	Contributory	-
Pelham Street	56	Contributory	-
Pelham Street	58	Contributory	-
Pelham Street	64	Contributory	-
Pelham Street	66	Contributory	-
Pelham Street	68	Contributory	-

Comment [A22]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Pelham Street	70	Contributory	-
Pelham Street	96	Significant	-
Pelham Street	160-170	Contributory	-
Pelham Street	196	Significant	-
Pelham Street	226	Significant	-
Pelham Street	228	Significant	-
Pelham Street	157-165	Significant	-
Pelham Street	205-233	Significant	-
Pitt Street	10-12	Significant	-
Pitt Street	14	Contributory	-
Pitt Street	18	Contributory	-
Pitt Street	24	Contributory	-
Pitt Street	26	Contributory	-
Pitt Street	28	Contributory	-
Pitt Street	32	Contributory	-
Pitt Street	40	Contributory	-
Pitt Street	42	Significant	-
Pitt Street	44	Contributory	-
Pitt Street	48	Contributory	-
Pitt Street	60	Significant	-
Pitt Street	62	Significant	-
Pitt Street	13	Contributory	-
Pitt Street	15-17	Contributory	-
Pitt Street	19-21	Significant	-
Pitt Street	23	Contributory	-
Pitt Street	27	Contributory	-
Pitt Street	43	Significant	-
Pitt Street	45	Significant	-
Pitt Street	46	Contributory	-
Pitt Street	47-49	Contributory	-
Pitt Street	51	Significant	-
Princes Park Drive	121	Significant	-
Princes Street	69	Contributory	-

Comment [A23]: Retained in inventory under 183-195 Bouverie Street.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Princes Street	71	Contributory	-
Princes Street	73	Contributory	-
Princes Street	75-77	Contributory	-
Princes Street	79	Contributory	-
Princes Street	83	Contributory	-
Princes Street	85	Contributory	-
Princes Street	87	Contributory	-
Princes Street	89	Contributory	-
Princes Street	91	Contributory	-
Princes Street	93	Contributory	-
Princes Street	95	Contributory	-
Princes Street	97	Contributory	-
Princes Street	99	Contributory	-
Princes Street	101	Contributory	-
Princes Street	103	Contributory	-
Princes Street	105	Contributory	-
Princes Street	107	Contributory	-
Princes Street	113	Contributory	-
Queensberry Street	18-40	-	Significant
Queensberry Street	68-72	Significant	-
Queensberry Street	106-108	Significant	-
Queensberry Street	134	Significant	-
Queensberry Street	136	Significant	-
Queensberry Street	138	Contributory	-
Queensberry Street	140	Contributory	-
Queensberry Street	144-146	Significant	-
Queensberry Street	198-202	Significant	-
Queensberry Street	210	Significant	-
Queensberry Street	214-222 (Tram Substation)	Significant	-
Queensberry Street	224-252	Significant	-
Queensberry Street	258-274	Significant	-
Queensberry Street	278-284	Significant	-
Queensberry Street	286 opposite (Public Toilet)	Significant	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Queensberry Street	384	Significant	-
Queensberry Street	49	Significant	-
Queensberry Street	21	Significant	-
Queensberry Street	23	Significant	-
Queensberry Street	133-135	Significant	-
Queensberry Street	59	Significant	-
Queensberry Street	179	Significant	-
Queensberry Street	225-227	Significant	-
Queensberry Street	229	Significant	-
Queensberry Street	255-259	Significant	-
Queensberry Street	325-327	Contributory	-
Queensberry Street	337	Significant	-
Queensberry Street	339	Significant	-
Queensberry Street	591-599	Significant	-
Rathdowne Street	16-22	Contributory	-
Rathdowne Street	24	Contributory	-
Rathdowne Street	26	Contributory	-
Rathdowne Street	28	Contributory	-
Rathdowne Street	30	Contributory	-
Rathdowne Street	32	Contributory	-
Rathdowne Street	34	Contributory	-
Rathdowne Street	36	Significant	-
Rathdowne Street	42-44	Contributory	-
Rathdowne Street	46-48	Contributory	-
Rathdowne Street	86-88	Significant	-
Rathdowne Street	96-106	Significant	-
Rathdowne Street	108	Contributory	-
Rathdowne Street	110	Contributory	-
Rathdowne Street	114-116	Contributory	-
Rathdowne Street	120	Contributory	-
Rathdowne Street	122	Contributory	-
Rathdowne Street	124	Contributory	-
Rathdowne Street	126	Contributory	-

Comment [A24]: Duplicate. Listed in North and West Melbourne section.

Comment [A25]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A26]: For 21 Queensberry Street and 23 Queensberry Street:

Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A27]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Rathdowne Street	130	Significant	-
Rathdowne Street	132	Contributory	-
Rathdowne Street	154-156	Contributory	-
Rathdowne Street	160-162	Contributory	Significant
Rathdowne Street	164	Contributory	Significant
Rathdowne Street	166	Significant	Significant
Rathdowne Street	168-170	Significant	Significant
Rathdowne Street	169-199	Significant	Significant
Rathdowne Street	172	Significant	Significant
Rathdowne Street	174	Significant	Significant
Rathdowne Street	176	Significant	Significant
Rathdowne Street	178	Significant	Significant
Rathdowne Street	180	Significant	Significant
Rathdowne Street	184	Significant	Significant
Rathdowne Street	200	Significant	-
Rathdowne Street	212	Contributory	-
Rathdowne Street	214	Contributory	-
Rathdowne Street	216-248	Significant	-
Rathdowne Street	250	Significant	-
Rathdowne Street	252	Contributory	-
Rathdowne Street	254	Contributory	-
Rathdowne Street	25-27	Significant	-
Rathdowne Street	29-31	Significant	-
Rathdowne Street	49-67	Significant (49 only)	-
Rathdowne Street	97-105	Significant	-
Rathdowne Street	107-123, includes:		
Rathdowne Street	• 407-111-123 Rathdowne Street		Significant
Rathdowne Street	201-231	Significant	Significant
Rathdowne Street	233	Significant	Significant
Rathdowne Street	235	Significant	Significant
Rathdowne Street	237	Significant	Significant
Rathdowne Street	239	Significant	Significant

Comment [A28]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with previous heritage grading.

Comment [A29]: 107-123 Rathdowne Street contains a large modern complex and heritage buildings at one address – 107-109 Rathdowne Street – listed the previous inventory.

107-109 Rathdowne was omitted in the exhibited inventory and should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Rathdowne Street	241-249	-	Significant
Rathdowne Street	257	Significant	Significant
Rathdowne Street	259	Contributory	Significant
Rathdowne Street	261	Contributory	Significant
Rathdowne Street	263	Contributory	Significant
Rathdowne Street	265	Contributory	Significant
Rathdowne Street	267	Contributory	Significant
Rathdowne Street	269	Contributory	Significant
Rathdowne Street	271	Significant	-
Rathdowne Street	273	Significant	-
Rathdowne Street	275	Significant	-
Rathdowne Street	277	Significant	-
Rathdowne Street	279-281	Significant	-
Rathdowne Street	291	Contributory	-
Rathdowne Street	299-301	Significant	-
Rathdowne Street	303-305	Significant	-
Rathdowne Street	307	Significant	-
Rathdowne Street	309	Contributory	-
Rathdowne Street	311	Contributory	-
Rathdowne Street	313	Contributory	-
Rathdowne Street	315	Contributory	-
Rathdowne Street	319-323	Contributory	-
Rathdowne Street	329-335	Significant	-
Rathdowne Street	339-341	Contributory	-
Rathdowne Street	343	Contributory	-
Rathdowne Street	357-363	Significant	-
Rathdowne Street	397-399	Contributory	-
Rathdowne Street	401	Significant	-
Rathdowne Street	403	Contributory	-
Rathdowne Street	405	Contributory	-
Rathdowne Street	407	Contributory	-
Rathdowne Street	409-411	Contributory	-
Rathdowne Street	415-421	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Royal Parade	110-112	Significant	-
Royal Parade	240	Significant	-
Royal Parade	360	Significant	-
Royal Parade	380	Significant	-
Station Street	52	Contributory	-
Station Street	54	Contributory	-
Station Street	68	Contributory	-
Station Street	70	Contributory	-
Station Street	72	Contributory	-
Station Street	74	Contributory	-
Station Street	82	Contributory	-
Station Street	84	Contributory	-
Station Street	86	Contributory	-
Station Street	88	Contributory	-
Station Street	90	Contributory	-
Station Street	92-94	Contributory	-
Station Street	96-98	Contributory	-
Station Street	100	Contributory	-
Station Street	102	Contributory	-
Station Street	106	Contributory	-
Station Street	108	Contributory	-
Station Street	110	Contributory	-
Station Street	112	Contributory	-
Station Street	114	Contributory	-
Station Street	116	Contributory	-
Station Street	118	Contributory	-
Station Street	120	Contributory	-
Station Street	122	Contributory	-
Station Street	124	Contributory	-
Station Street	126-128	Contributory	-
Station Street	130	Contributory	-
Station Street	132	Contributory	-
Station Street	140-142	Significant	-

Comment [A30]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Station Street	154	Significant	-
Station Street	156	Significant	-
Station Street	158	Significant	-
Station Street	160	Significant	-
Station Street	162	Contributory	-
Station Street	164	Contributory	-
Station Street	166	Contributory	-
Station Street	168	Contributory	-
Station Street	170	Contributory	-
Station Street	172	Contributory	-
Station Street	174	Contributory	-
Station Street	176	Contributory	-
Station Street	178	Contributory	-
Station Street	180	Contributory	-
Station Street	55	Contributory	-
Station Street	57	Contributory	-
Station Street	67	Contributory	-
Station Street	69	Contributory	-
Station Street	71	Contributory	-
Station Street	73	Contributory	-
Station Street	75	Contributory	-
Station Street	77	Contributory	-
Station Street	79	Contributory	-
Station Street	93	Contributory	-
Station Street	95	Contributory	-
Station Street	97	Contributory	-
Station Street	99	Contributory	-
Station Street	101	Contributory	-
Station Street	103	Significant	-
Station Street	105	Contributory	-
Station Street	107-121	Contributory	-
Station Street	123	Significant	-
Station Street	123A-123B	Contributory	-

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Station Street	125	Significant	-
Station Street	127	Significant	-
Station Street	129	Significant	-
Station Street	135-137	Significant	-
Station Street	139	Contributory	-
Station Street	141	Contributory	-
Station Street	143	Contributory	-
Station Street	145	Contributory	-
Station Street	147	Contributory	-
Station Street	149	Contributory	-
Station Street	151-153	Contributory	-
Station Street	161	Contributory	-
Station Street	165	Contributory	-
Station Street	167	Contributory	-
Station Street	169	Contributory	-
Swanston Street	222	Contributory	-
Swanston Street	466	Significant	-
Swanston Street	508	Contributory	-
Swanston Street	510-512	Contributory	-
Swanston Street	554	Significant	-
Swanston Street	556	Significant	-
Swanston Street	676	Contributory	-
Swanston Street	630	Significant	-
Swanston Street	644-658	Significant	-
Swanston Street	676-682	Significant	-
Swanston Street	784-786	Significant	-
<u>Swanston Street</u>	<u>676</u>	<u>Contributory</u>	<u>-</u>
Swanston Street	678	Contributory	-
Swanston Street	680-682	Contributory	-
Swanston Street	832-834	Contributory	Significant
Swanston Street	842-844	Contributory	Significant
Swanston Street	860-862	Significant	Significant
Swanston Street	864-866	Significant	Significant

Comment [A31]: Retained in inventory but reordered.

Comment [A32]: This listing in the exhibited inventory related to the individual Heritage Overlay HO116 676-682 Swanston Street.

For consistency of approach, each property within individual Heritage Overlay HO116 is listed separately and the listing that related to HO116 itself should be removed.

Comment [A33]: 784-786 Swanston Street has been demolished.

Refer to management response to C258 panel recommendation 42.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Swanston Street	870-874	Contributory	Significant
Swanston Street	876	Contributory	Significant
Swanston Street	880	Contributory	Significant
Swanston Street	882	Contributory	Significant
Swanston Street	886-888	Contributory	Significant
Swanston Street	890	Contributory	Significant
Swanston Street	892-894	Contributory	Significant
Swanston Street	896-898	Significant	Significant
Swanston Street	900	Contributory	Significant
Swanston Street	902	Contributory	Significant
Swanston Street	904	Contributory	Significant
Swanston Street	906	Contributory	Significant
Swanston Street	908-910	Contributory	Significant
Swanston Street	912	Significant	Significant
Swanston Street	914	Significant	Significant
Swanston Street	916-918	Significant	Significant
Swanston Street	920-922	Contributory	Significant
Swanston Street	924	Contributory	Significant
Swanston Street	926-930	-	Significant
Swanston Street	932-944	Significant	Significant
Swanston Street (Maltstore Building)	551	Significant	-
Swanston Street (Former Carlton and United Brewery)	555	Significant	-
Swanston Street	593-597	Significant	-
Swanston Street	599-605	Significant	-
Swanston Street	623-629	Significant	-
Swanston Street	631-645	Contributory	-
Tyne Street	35	Contributory	-
University Street	14	Contributory	-
University Street	44-54	Significant	-
University Street	9	Contributory	-
University Street	11	Contributory	-

Comment [A34]: Not in the Heritage Overlay.
Refer to management response to C258 panel recommendation 42.

Comment [A35]: 631-645 Swanston Street has been demolished.
Refer to management response to C258 panel recommendation 42.

CARLTON			
Street (CARLTON)	Number	Building Grading Category	Significant Streetscape
Victoria Street	50-52	Significant	-
Victoria Street	68	Significant	-
Victoria Street	70	Significant	-
Victoria Street	72	Significant	-
Victoria Street	172	Significant	-
Waterloo Street	1-3	Contributory	-
Waterloo Street	7-19	Contributory	-

EAST MELBOURNE AND JOLIMONT

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Agnes Street	50-62 (Jolimont Square)	Significant	-
Agnes Street	11	Contributory	-
Agnes Street	13-15	Contributory	-
Agnes Street	17-19	Contributory	-
Agnes Street	21-23	Contributory	-
Agnes Street	25-27	Contributory	-
Agnes Street	33-41	Contributory	-
Agnes Street	45	Contributory	-
Agnes Street	47	Contributory	-
Agnes Street	49-51	Contributory	-
Agnes Street	53	Contributory	-
Agnes Street	55	Contributory	-
Agnes Street	57-59	Contributory	-
Albert Street	2-30	Significant	-
Albert Street	34	Contributory	-
Albert Street	36	Contributory	-
Albert Street	38	Contributory	-
Albert Street	40	Contributory	-
Albert Street	42	Contributory	-
Albert Street	44-60	Significant	-
Albert Street	70-72	Significant	-
Albert Street	74-76	Contributory	-
Albert Street	78	Contributory	-
Albert Street	80	Contributory	-
Albert Street	82	Contributory	-
Albert Street	128	Contributory	-
Albert Street	130	Contributory	-
Albert Street	132	Contributory	Significant
Albert Street	134	Contributory	Significant
Albert Street	148-200	Significant	Significant

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Albert Street	204-208	Contributory	Significant
Albert Street	250-260	Significant	-
Albert Street	306-312	Significant	-
Albert Street	314-320	Significant	-
Albert Street	348-362	Significant	-
Albert Street	364	Significant	-
Albert Street	366	Contributory	-
Albert Street	384-400	Significant	-
Albert Street	402	-	Significant
Albert Street	404	Significant	Significant
Albert Street	406	Significant	Significant
Albert Street	408	Significant	Significant
Albert Street	420-422	Significant	Significant
Albert Street	428-430	Significant	Significant
Albert Street	446-476	Significant	Significant
Albert Street	486-492	Significant	Significant
Albert Street	494-500	Significant	Significant
Albert Street	502-506	Significant	Significant
Albert Street	510-532	Significant	-
Albert Street	5	Contributory	-
Albert Street	7	Contributory	-
Albert Street	9	Contributory	-
Albert Street	11	Contributory	-
Albert Street	13	Contributory	-
Albert Street	15	Contributory	-
Albert Street	17	Contributory	-
Albert Street	35	Contributory	-
Albert Street	37	Contributory	-
Albert Street	39	Contributory	-
Albert Street	41	Contributory	-
Albert Street	43	Contributory	-
Albert Street	61-67	Significant	-
Albert Street	371-449	Significant	-

Comment [A36]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A37]: Building category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A38]: Alternative listing for 2-60 Cathedral Place (St Patrick's Cathedral Precinct).

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Albert Street	453-479	Significant	Significant
Albert Street	481-487	Significant	-
Albert Street	489-531 Parliament Gardens Fence	Significant	Significant
Berry Street	14	Contributory	-
Berry Street	16	Contributory	-
Berry Street	20-22	Contributory	-
Berry Street	24-26	Contributory	-
Berry Street	28	Contributory	-
Berry Street	30	Contributory	-
Berry Street	32	Contributory	-
Berry Street	34	Significant	-
Berry Street	36-38	Contributory	-
Berry Street	40	Contributory	-
Berry Street	42	Contributory	-
Berry Street	44	Contributory	-
Berry Street	46	Contributory	-
Berry Street	48	Contributory	-
Berry Street	50	Contributory	-
Berry Street	51	Contributory	-
Berry Street	53	Contributory	-
Berry Street	55	Contributory	-
Berry Street	57	Contributory	-
Brunton Avenue	MCG	Significant	-
Cathedral Place	2-60 (St Patrick's Cathedral Precinct)	Significant	-
Cathedral Place	65-75	Significant	Significant
Charles Street	19	Contributory	-
Charles Street	21	Contributory	-
Charles Street	49-55 (Jolimont Square)	Significant	-
Clarendon Street	22-40	Significant	-
Clarendon Street	68-70	Significant	-
Clarendon Street	72-80	Significant	-
Clarendon Street	84-122	Significant	-

Comment [A39]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A40]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A41]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Clarendon Street	166	Significant	-
Clarendon Street	202-206	Significant	Significant
Clarendon Street	208-212	Significant	Significant
Clarendon Street	214-222, includes:		
Clarendon Street	<ul style="list-style-type: none"> 214-222 220 Clarendon Street 	Significant	Significant
Clarendon Street	224	Contributory	-
Clarendon Street	226	Contributory	-
Clarendon Street	228-230	Significant	-
Clarendon Street	1-19	Significant	-
Darling Street	2	Contributory	-
Darling Street	4	Contributory	-
Darling Street	6	Contributory	-
Darling Street	8	Contributory	-
Darling Street	10	Contributory	-
Darling Street	24-26	Contributory	-
Darling Street	28-30	Significant	-
Garden Avenue	2-4	Significant	Significant
Garden Avenue	6	Significant	Significant
Garden Avenue	8	Significant	Significant
Garden Avenue	10	Significant	Significant
Garden Avenue	12	Significant	Significant
Garden Avenue	14-16	Significant	Significant
Garden Avenue	9-11	Significant	Significant
George Street	2-14	Contributory	-
George Street	16-18	Significant	-
George Street	20-22	Significant	-
George Street	24-28	Contributory	-
George Street	32-38	Significant	-
George Street	42	Contributory	-
George Street	44-46	Contributory	-
George Street	48	Contributory	-
George Street	50	Contributory	-

Comment [A42]: 214-222 Clarendon Street contains four addresses listed in the previous inventory, including two buildings facing Victoria Parade. To avoid confusion, the addresses should be listed separately.

220 Clarendon Street was A graded in a Level 1 streetscape in the previous inventory and was translated correctly in the exhibited inventory.

The other addresses listed in the previous inventory – 222 Clarendon Street, 376 Victoria Parade and 378 Victoria Parade – should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

Comment [A43]: For Garden Avenue:

Properties on Garden Avenue were included in the previous inventory as one listing. One of the properties is 48-54 Wellington Parade which was omitted from the exhibited inventory. The building category for 10 Garden Avenue was also incorrectly listed as significant in the exhibited inventory.

In order to address these issues, the listing should be retained in the Heritage Places Inventory 2020 Part B.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
George Street	52	Contributory	-
George Street	76	Contributory	-
George Street	78	Contributory	-
George Street	80	Contributory	-
George Street	82	Contributory	-
George Street	84	Contributory	-
George Street	86	Contributory	-
George Street	88	Contributory	-
George Street	90	Contributory	-
George Street	96-106	Significant	-
George Street	116-118	Contributory	-
George Street	152-166	Significant	Significant
George Street	168-174	Contributory	Significant
George Street	176-180	Significant	Significant
George Street	182	Significant	Significant
George Street	184	Significant	Significant
George Street	186	Significant	Significant
George Street	188	Significant	Significant
George Street	190	Contributory	Significant
George Street	192-192A	Contributory	Significant
George Street	194	Contributory	Significant
George Street	11-15	Contributory	-
George Street	17-19	Contributory	-
George Street	21-27	Contributory	-
George Street	29-35	Significant	-
George Street	37-41	Significant	-
George Street	45-47	Contributory	-
George Street	49	Contributory	-
George Street	51-53	Contributory	-
George Street	55-57	Contributory	-
George Street	63-65	Significant	-
George Street	105	Contributory	-
George Street	107-109	Significant	-

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
George Street	111-115	Significant	-
George Street	117-119	Significant	-
George Street	121	Contributory	-
George Street	123	Contributory	-
George Street	125-127, includes:		
George Street	• 125A -427 George Street	Significant	-
George Street	129-131	Contributory	-
George Street	133-135	Significant	-
George Street	171	Contributory	-
George Street	173-175	Contributory	-
George Street	191-197	Significant	Significant
George Street	199	Significant	Significant
George Street	190A	-	Significant
George Street	201	Significant	Significant
George Street	203	Significant	Significant
George Street	205	Significant	Significant
George Street	207	Significant	Significant
George Street	209	Significant	Significant
Gipps Street	42-44	Contributory	-
Gipps Street	46	Contributory	-
Gipps Street	48	Contributory	-
Gipps Street	50-52	Contributory	-
Gipps Street	54	Contributory	-
Gipps Street	56	Contributory	-
Gipps Street	70	Contributory	-
Gipps Street	72	Contributory	-
Gipps Street	74	Contributory	-
Gipps Street	76-78	Significant	-
Gipps Street	80-82	Contributory	-
Gipps Street	84	Contributory	-
Gipps Street	86	Significant	-
Gipps Street	88	Significant	-
Gipps Street	90	Significant	-

Comment [A44]: 125-127 George Street contains three addresses listed in the previous inventory. To avoid confusion, the addresses should be listed separately.

125A George Street was graded A in a Level 2 streetscape in the previous inventory and was translated correctly in the exhibited inventory.

The other addresses – 125 George Street and 125B George Street – should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Gipps Street	92-96	Contributory	Significant
Gipps Street	104	Significant	-
Gipps Street	110-124	Significant	Significant
Gipps Street	128	Significant	Significant
Gipps Street	130	Significant	Significant
Gipps Street	132	Significant	Significant
Gipps Street	15	Contributory	-
Gipps Street	17-19	Contributory	-
Gipps Street	21	Contributory	-
Gipps Street	23	Contributory	-
Gipps Street	27	Contributory	-
Gipps Street	29	Contributory	-
Gipps Street	31-37	Significant	Significant
Gipps Street	41-43	Significant	Significant
Gipps Street	45-47	-	Significant
Gipps Street	49	Contributory	Significant
Gipps Street	51	Contributory	Significant
Gipps Street	53	Significant	Significant
Gipps Street	55	Significant	Significant
Gipps Street	57	Contributory	Significant
Gipps Street	59	Contributory	Significant
Gipps Street	61	Contributory	Significant
Gipps Street	63	Contributory	Significant
Gipps Street	75-77	Contributory	-
Gipps Street	79	Contributory	-
Gipps Street	81	Contributory	-
Gipps Street	83-87	Contributory	-
Gipps Street	91-95	Contributory	-
Gipps Street	97-99	Contributory	-
Gipps Street	109-113	Contributory	-
Gipps Street	115-119	Contributory	-
Gipps Street	121	Contributory	-
Gipps Street	123	Significant	-

Comment [A45]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Gipps Street	125	Significant	-
Gipps Street	127	Contributory	-
Gipps Street	129	Contributory	-
Gipps Street	153	Contributory	-
Gipps Street	155	Significant	Significant
Gipps Street	157	Contributory	Significant
Gipps Street	159	Significant	Significant
Gipps Street	161-165	Significant	Significant
Gipps Street	167	Significant	Significant
Gipps Street	169	Significant	Significant
Gipps Street	171-173	Significant	Significant
Gipps Street	177-179	Significant	Significant
Gipps Street	181-189	Contributory	Significant
Gisborne Street	2-20	Significant	-
Gisborne Street	13-19	Significant	Significant
Gisborne Street	23-41	Significant	Significant
Grey Street	2	Contributory	-
Grey Street	4	Contributory	-
Grey Street	6-8	Contributory	-
Grey Street	12-14	Contributory	-
Grey Street	34	Significant	Significant
Grey Street	36-42	Significant	Significant
Grey Street	44-46	Contributory	Significant
Grey Street	48	Contributory	Significant
Grey Street	50-54	-	Significant
Grey Street	56	Contributory	Significant
Grey Street	58	Contributory	Significant
Grey Street	60	Contributory	Significant
Grey Street	62	Contributory	Significant
Grey Street	64	Contributory	Significant
Grey Street	66	Contributory	Significant
Grey Street	68	Contributory	Significant
Grey Street	128-132	Significant	-

Comment [A46]: Alternative listing for 2-60 Cathedral Place (St Patrick's Cathedral Precinct).

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Grey Street	15	Contributory	-
Grey Street	17	Contributory	-
Grey Street	25	Contributory	-
Grey Street	33	Contributory	-
Grey Street	35	Contributory	-
Grey Street	37	Contributory	-
Grey Street	39	Contributory	-
Grey Street	41	Significant	-
Grey Street	43	Significant	-
Grey Street	45	Contributory	-
Grey Street	47	Contributory	-
Grey Street	49	Contributory	-
Grey Street	51	Contributory	-
Grey Street	61-63	Contributory	-
Grey Street	65-67	Contributory	-
Grey Street	73	Contributory	-
Grey Street	75	Contributory	-
Grey Street	77-79	Significant	-
Grey Street	81	Contributory	-
Grey Street	83	Contributory	-
Grey Street	85	Contributory	-
Grey Street	87	Contributory	-
Grey Street	115-117	Significant	Significant
Grey Street	119	Significant	Significant
Grey Street	121	Significant	Significant
Grey Street	123	Significant	Significant
Grey Street	125	Significant	Significant
Grey Street	127	Significant	Significant
Grey Street	129-135	Contributory	-
Grey Street	137-161	Significant	-
Hayes Lane	18-20	Significant	-
Hayes Lane	22	Contributory	-
Hoddle Street	1087	Contributory	-

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Hoddle Street	1089	Significant	-
Hoddle Street	1091	Significant	-
Hoddle Street	1093	Significant	-
Hoddle Street	1099-1103	Contributory	-
Hoddle Street	1105	Contributory	-
Hoddle Street	1107	Contributory	-
Hoddle Street	1109	Contributory	-
Hoddle Street	1111	Contributory	-
Hoddle Street	1113	Contributory	-
Hoddle Street	1115	Contributory	-
Hoddle Street	1117	Contributory	-
Hoddle Street	1119	Contributory	-
Hoddle Street	1121	Contributory	-
Hoddle Street	1141	Contributory	-
Hoddle Street	1143	Contributory	-
Hoddle Street	1153	Contributory	-
Hoddle Street	1155	Contributory	-
Hoddle Street	1157	Contributory	-
Hoddle Street	1159	Contributory	-
Hoddle Street	1161	Contributory	-
Hoddle Street	1163	Contributory	-
Hoddle Street	1165	Contributory	-
Hoddle Street	1169	Contributory	-
Hoddle Street	1193	Contributory	-
Hoddle Street	1195	Contributory	-
Hoddle Street	1197	Contributory	-
Hoddle Street	1199	Contributory	-
Hoddle Street	1201	Contributory	-
Hoddle Street	1225	Contributory	-
Hoddle Street	1227	Significant	-
Hoddle Street	1229	Contributory	-
Hoddle Street	1231	Contributory	-
Hoddle Street	1233	Contributory	-

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Hoddle Street	1251-1289	Significant	-
Hotham Street	16	Contributory	-
Hotham Street	18	Contributory	-
Hotham Street	20-22	Significant	-
Hotham Street	32-34	Contributory	Significant
Hotham Street	36-38	Significant	Significant
Hotham Street	42-48	Significant	Significant
Hotham Street	50	Significant	Significant
Hotham Street	52	Significant	Significant
Hotham Street	54	Contributory	Significant
Hotham Street	72-76	Significant	-
Hotham Street	78-82	Contributory	-
Hotham Street	92	Significant	-
Hotham Street	94-96	Significant	-
Hotham Street	98-102	Significant	-
Hotham Street	110-112	Significant	Significant
Hotham Street	114	Significant	Significant
Hotham Street	116	Significant	Significant
Hotham Street	118	Significant	Significant
Hotham Street	120	Significant	Significant
Hotham Street	146	-	Significant
Hotham Street	148	-	Significant
Hotham Street	150	-	Significant
Hotham Street	152-156	Significant	Significant
Hotham Street	154-156	Significant	Significant
Hotham Street	158	Significant	Significant
Hotham Street	160	Significant	Significant
Hotham Street	162	Significant	Significant
Hotham Street	164	Significant	Significant
Hotham Street	166	-	Significant
Hotham Street	168	Contributory	Significant
Hotham Street	170	Contributory	Significant
Hotham Street	172	Contributory	Significant

Comment [A47]: For 146 Hotham Street and 148 Hotham Street:

Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A48]: Duplicate listing.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Hotham Street	174-188	Contributory	Significant
Hotham Street	29-33	Significant	-
Hotham Street	43	Contributory	-
Hotham Street	45	Significant	Significant
Hotham Street	47	Significant	Significant
Hotham Street	49	Significant	Significant
Hotham Street	51	Significant	Significant
Hotham Street	53	-	Significant
Hotham Street	67-71	Significant	Significant
Hotham Street	73-75	Significant	Significant
Hotham Street	77-79	Significant	Significant
Hotham Street	81-83	Significant	Significant
Hotham Street	87	Contributory	Significant
Hotham Street	89	Contributory	Significant
Hotham Street	91	-	Significant
Hotham Street	97	Contributory	Significant
Hotham Street	99	Contributory	Significant
Hotham Street	1/101	Significant	Significant
Hotham Street	2/101	-	Significant
Hotham Street	103	Significant	Significant
Hotham Street	105	Significant	Significant
Hotham Street	107-109	Significant	Significant
Hotham Street	111	Significant	Significant
Hotham Street	113-117	-	Significant
Hotham Street	119-121	Significant	Significant
Hotham Street	123-125	Significant	Significant
Hotham Street	127-143	Significant	-
Hotham Street	153-155	Contributory	-
Hotham Street	157	Significant	-
Hotham Street	161-163	Contributory	-
Hotham Street	171-177	Significant	-
Hotham Street	191	Significant	-
Hotham Street	193	Significant	-

Comment [A49]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Jolimont Road	106	Contributory	-
Jolimont Road	108-110	Contributory	-
Jolimont Road	124-126	Contributory	-
Jolimont Road	128-138	Contributory	-
Jolimont Road	140-142	Contributory	-
Jolimont Street	50	Contributory	-
Jolimont Street	62	Contributory	-
Jolimont Street	64	Contributory	-
Jolimont Street	66	Contributory	-
Jolimont Street	70	Contributory	-
Jolimont Street	76-78	Contributory	-
Jolimont Street	80	Contributory	-
Jolimont Terrace	2-10	Significant	Significant
Jolimont Terrace	12	Significant	Significant
Jolimont Terrace	16	Contributory	Significant
Jolimont Terrace	18	Significant	Significant
Jolimont Terrace	20	Contributory	Significant
Jolimont Terrace	22	Contributory	Significant
Jolimont Terrace	24	Contributory	Significant
Jolimont Terrace	26	Contributory	Significant
Jolimont Terrace	28	Significant	Significant
Jolimont Terrace	30	Significant	Significant
Jolimont Terrace	32	Significant	Significant
Jolimont Terrace	40	Significant	Significant
Jolimont Terrace	42	Significant	Significant
Lansdowne Street	14	Contributory	-
Lansdowne Street	16-30	Contributory	-
Lansdowne Street	7-9	Significant	-
Lansdowne Street	15-17	Significant	Significant
Lansdowne Street	19	Significant	Significant
Lansdowne Street	21	Significant	Significant
Lansdowne Street	23	Significant	Significant
Lansdowne Street	25	Significant	Significant

Comment [A50]: 106 Jolimont Road has been demolished.

Refer to para 201 of the City of Melbourne's Part B submission.

Comment [A51]: 66 Jolimont Street and 70 Jolimont Street were added to the exhibited inventory in error because of a typo in the previous inventory which referred to 76-68 Jolimont Street instead of the correct address of 76-78 Jolimont Street.

Comment [A52]: The listing for 16 Lansdowne Street in the previous inventory relates to a heritage place which is located at 12 Lansdowne Street. This has been determined from the 1983 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 12 Lansdowne Street should be converted through a separate amendment.

Comment [A53]: Alternative listing for 2-60 Cathedral Place (St Patrick's Cathedral Precinct).

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Lansdowne Street	27	Significant	Significant
Macarthur Street	Gordon Reserve	Significant	Significant
Macarthur Street	Tram Shelter (cnr with St Andrews Place)	Significant	Significant
Morrison Place	2-6	Significant	Significant
Morrison Place	8-10	Significant	Significant
Morrison Place	14-18	Significant	Significant
Morrison Place	20	Significant	Significant
Morrison Place	22	Significant	Significant
Morrison Place	Eye and Ear Hospital	Significant	Significant
Nicholson Street	1-4	Significant	-
Nicholson Street	Cast Iron Urinal	Significant	-
Palmer Street	1	Contributory	-
Palmer Street	3	Contributory	-
Palmer Street	5	Contributory	-
Palmer Street	7	Contributory	-
Parliament Place	2-12	Significant	Significant
Parliament Place	22-36	Significant	Significant
Parliament Place	1-33 (Tram Shelter)	Significant	Significant
Powlett Street	10	Significant	-
Powlett Street	12	Significant	-
Powlett Street	14	Significant	-
Powlett Street	16-24	Significant	-
Powlett Street	50-52	Significant	-
Powlett Street	52	Significant	-
Powlett Street	54	Significant	-
Powlett Street	56-60	Contributory	-
Powlett Street	62-68	Contributory	-
Powlett Street	82-112	Significant	Significant
Powlett Street	118-122	Significant	-
Powlett Street	124	Contributory	Significant
Powlett Street	126-128	Significant	Significant
Powlett Street	130	Significant	Significant

Comment [A54]: Duplicate listing.

Comment [A55]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Powlett Street	132	Contributory	Significant
Powlett Street	134	Contributory	Significant
Powlett Street	136	Contributory	Significant
Powlett Street	138	Significant	Significant
Powlett Street	140	Contributory	Significant
Powlett Street	142	Contributory	Significant
Powlett Street	150-152	Significant	-
Powlett Street	156	Contributory	-
Powlett Street	158	Contributory	-
Powlett Street	160	Contributory	-
Powlett Street	162	Contributory	-
Powlett Street	164	Contributory	-
Powlett Street	166	Contributory	-
Powlett Street	168	Contributory	-
Powlett Street	170	Contributory	-
Powlett Street	172-188	Significant	-
Powlett Street	13-19	Significant	-
Powlett Street	51-57	Significant	-
Powlett Street	59	Significant	-
Powlett Street	61	Significant	-
Powlett Street	63-71	Contributory	-
Powlett Street	85	Significant	-
Powlett Street	87	Significant	-
Powlett Street	89	Contributory	-
Powlett Street	91	Contributory	-
Powlett Street	95-101, includes:		
Powlett Street	<ul style="list-style-type: none"> 101 Powlett Street 	Contributory	-
Powlett Street	121-123	Contributory	Significant
Powlett Street	125	Contributory	Significant
Powlett Street	127	Contributory	Significant
Powlett Street	129	-	Significant
Powlett Street	131	-	Significant
Powlett Street	133	-	Significant

Comment [A56]: 95-101 Powlett Street contains two addresses listed in the previous inventory: the main Magnolia Court building listed as 101 Powlett Street and a single storey building listed with the incorrect address 105 Powlett Street.

The heritage category for the single storey building should be converted through a separate amendment.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Powlett Street	135	-	Significant
Powlett Street	139-143	Contributory	Significant
Powlett Street	147-163	Contributory	-
Powlett Street	165-169	Contributory	-
Powlett Street	171	Significant	-
Powlett Street	173	Significant	-
Powlett Street	175	Contributory	-
Powlett Street	187-225	Significant	Significant
Simpson Street	12	Contributory	-
Simpson Street	14	Contributory	-
Simpson Street	16	Contributory	-
Simpson Street	18	Contributory	-
Simpson Street	20	Contributory	-
Simpson Street	22	Contributory	-
Simpson Street	24	Contributory	-
Simpson Street	28	Contributory	-
Simpson Street	42-44	Contributory	-
Simpson Street	52	Contributory	-
Simpson Street	54-56	Contributory	-
Simpson Street	58-60	Contributory	-
Simpson Street	62-64	Contributory	-
Simpson Street	72-74	Contributory	-
Simpson Street	76	Contributory	-
Simpson Street	78-80	Significant	-
Simpson Street	100-102	Contributory	-
Simpson Street	104	Significant	Significant
Simpson Street	132-134	Contributory	-
Simpson Street	136	Contributory	-
Simpson Street	138	Contributory	-
Simpson Street	140	Contributory	-
Simpson Street	142	Contributory	-
Simpson Street	144	Contributory	-
Simpson Street	146	Contributory	-

Comment [A57]: For 129-135 Powlett Street:

Building category omitted in exhibited inventory – should be converted through a separate amendment.

Comment [A58]: For 12-16 Simpson Street:

Retained in Part A inventory under 56-70 Wellington Parade.

Comment [A59]: The listing for 42-44 Simpson Street in the previous inventory relates to a heritage place which is located at 46-48 Simpson Street. This has been determined from the 1983 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 46-48 Simpson Street should be converted through a separate amendment.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Simpson Street	148	Contributory	-
Simpson Street	150	Contributory	-
Simpson Street	152	Significant	-
Simpson Street	154	Significant	-
Simpson Street	13	Contributory	-
Simpson Street	15	Contributory	-
Simpson Street	17	Contributory	-
Simpson Street	19-27	Significant	-
Simpson Street	29-37	Significant	-
Simpson Street	51	Significant	Significant
Simpson Street	53	Significant	Significant
Simpson Street	55	Significant	Significant
Simpson Street	57	Significant	Significant
Simpson Street	59	Significant	Significant
Simpson Street	61	Significant	Significant
Simpson Street	63	Significant	Significant
Simpson Street	65	Significant	Significant
Simpson Street	89	Contributory	-
Simpson Street	91	Contributory	-
Simpson Street	93	Contributory	-
Simpson Street	95-97	Contributory	-
Simpson Street	105	Contributory	-
Simpson Street	107	Significant	-
Simpson Street	109	Significant	-
Simpson Street	111	Significant	-
Simpson Street	113	Significant	-
Simpson Street	121-125	Contributory	-
Simpson Street	141	Contributory	-
Simpson Street	143	Contributory	-
Simpson Street	167	Contributory	-
Simpson Street	169	Contributory	-
Simpson Street	171	Contributory	-
Simpson Street	173	Contributory	-

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Simpson Street	177	Contributory	-
Simpson Street	179	Contributory	-
Simpson Street	181	Contributory	-
Simpson Street	183	Contributory	-
Spring Street	20 (Old Treasury Building)	Significant	Significant
Spring Street	Gordon Reserve	Significant	Significant
Spring Street	160	Significant	-
St Andrews Place	34-40	Significant	Significant
Treasury Place	Treasury Reserve Precinct	Significant	Significant
Trinity Place	16-20	Significant	-
Vale Street	78-80	Contributory	-
Vale Street	82-84	Significant	-
Vale Street	86-90	Contributory	-
Vale Street	92	Significant	-
Vale Street	94	Significant	-
Vale Street	96	Significant	-
Vale Street	98	Contributory	-
Vale Street	110	Significant	-
Vale Street	112	Contributory	-
Vale Street	114	Contributory	-
Vale Street	116-118	Contributory	-
Vale Street	120-132	Significant	-
Vale Street South	12	Contributory	Significant
Vale Street South	14	Significant	Significant
Vale Street South	16	Significant	Significant
Vale Street South	18	Significant	Significant
Vale Street South	20	Significant	Significant
Vale Street South	22	Contributory	Significant
Vale Street South	24	Contributory	Significant
Vale Street South	26	Contributory	Significant
Vale Street South	28	Contributory	Significant
Vale Street South	54-64	Significant	-
Victoria Parade	Ornamental Tramway Overhead	Significant	-

Comment [A60]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
	Poles		
Victoria Parade	68-90	Significant	Significant
Victoria Parade	86-196	Significant	Significant
Victoria Parade	108-122	Significant	Significant
Victoria Parade	146-148	Significant	Significant
Victoria Parade	150	Significant	Significant
Victoria Parade	152	Significant	Significant
Victoria Parade	160	Significant	Significant
Victoria Parade	162-166	Significant	Significant
Victoria Parade	168-172	Significant	Significant
<u>Victoria Parade</u>	<u>186-196 (Church of the Holy Annunciation Evangelismos)</u>	<u>Significant</u>	<u>Significant</u>
Victoria Parade	256-278	Significant	-
Victoria Parade	346-348	Significant	-
Victoria Parade	352-354	Significant	-
Victoria Parade	356-358	Significant	-
Victoria Parade	380	Contributory	-
Victoria Parade	382	Contributory	-
Victoria Parade	386	Contributory	-
Victoria Parade	388-442	Significant	Significant
Victoria Parade	454-458	Significant	-
Victoria Parade	460	Contributory	-
Victoria Parade	480	Contributory	-
Victoria Parade	482	Contributory	-
Victoria Parade	488	Contributory	-
Victoria Parade	490-492	Contributory	-
Victoria Parade	496	Contributory	-
Victoria Parade	502-504	Contributory	-
Victoria Parade	506	Contributory	-
Victoria Parade	508	Contributory	-
Victoria Parade	510	Contributory	-
Victoria Parade	512	Contributory	-
Victoria Parade	514	Significant	-

Comment [A61]: Corrected typo in street number, added place name and reordered in inventory.

Comment [A62]: Corrected typo in street number and added place name.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Victoria Parade	516	Significant	-
Victoria Parade	518	Significant	-
Victoria Parade	520	Significant	-
Victoria Parade	522	Significant	-
Victoria Parade	524	Significant	-
Victoria Parade	528-536	Significant	-
Victoria Parade	540	Significant	-
Victoria Parade	544	Significant	-
Victoria Parade	546	Significant	-
Victoria Parade	548-550	Significant	-
Victoria Parade	556	Contributory	-
Victoria Parade	558	Contributory	-
Victoria Parade	560	Contributory	-
Victoria Parade	562	Contributory	-
Victoria Parade	566	Contributory	-
Victoria Parade	568	Contributory	-
Victoria Parade	570-574	Contributory	-
Victoria Parade	576-594	Significant	-
Webb Lane	2-40	Significant	-
Wellington Parade	56-70, includes:	Contributory	-
	• 12 Simpson Street	Contributory	-
	• 14 Simpson Street	Contributory	-
	• 16 Simpson Street	Contributory	-
Wellington Parade	74	Contributory	-
Wellington Parade	76	Contributory	-
Wellington Parade	86-92	Significant	-
Wellington Parade	116	Significant	-
Wellington Parade	180	Significant	-
Wellington Parade	Fitzroy Gardens	Significant	Significant
Wellington Parade	Aboriginal Scarred Tree, Fitzroy Gardens	Significant	-
Wellington Parade	39	Contributory	-
Wellington Parade	41	Contributory	-

Comment [A63]: 56-70 Wellington Parade contains five addresses listed in the previous inventory.

12 Simpson Street, 14 Simpson Street and 16 Simpson Street were listed individually and under their parent address 56-70 Wellington Parade in the exhibited inventory.

8 Simpson Street and 10 Simpson Street were omitted from the exhibited inventory in error. 8 Simpson Street and 10 Simpson Street should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

EAST MELBOURNE AND JOLIMONT			
Street	Number	Building Category Grading	Significant Streetscape
Wellington Parade	43	Contributory	-
Wellington Parade	45	Contributory	-
Wellington Parade	47	Contributory	-
Wellington Parade	81-85	Contributory	Significant
Wellington Parade	95-133 (Jolimont Square)	Significant	-
Wellington Parade	141-145	Contributory	-
Wellington Parade	147	Contributory	-
Wellington Parade	149-151	Contributory	-
Wellington Parade	157-159	Contributory	-
Wellington Parade	Shelter (near footbridge)	Significant	-

FLEMINGTON AND KENSINGTON

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Albermarle Street	2	Contributory	-
Albermarle Street	4	Contributory	-
Albermarle Street	6	Contributory	-
Albermarle Street	8	Contributory	-
Albermarle Street	10	Contributory	-
Albermarle Street	12	Contributory	-
Albermarle Street	14-16	Contributory	-
Albermarle Street	18	Contributory	-
Albermarle Street	20	Contributory	-
Albermarle Street	22	Contributory	-
Albermarle Street	1	Contributory	-
Albermarle Street	3	Contributory	-
Albermarle Street	5	Contributory	-
Albermarle Street	7	Contributory	-
Albermarle Street	9	Contributory	-
Albermarle Street	11	Contributory	-
Albermarle Street	13	Contributory	-
Albermarle Street	15	Contributory	-
Albermarle Street	17	Contributory	-
Albermarle Street	19	Contributory	-
Albermarle Street	21	Contributory	-
Albermarle Street	23	Contributory	-
Albermarle Street	25	Contributory	-
Albermarle Street	43	Significant	-
Albermarle Street	45	Significant	-
Albermarle Street	47	Significant	-
Albermarle Street	49	Significant	-
Albermarle Street	51	Significant	-
Altona Street	14	Contributory	-
Altona Street	16	Contributory	-
Altona Street	18	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Altona Street	1	Contributory	-
Altona Street	3	Contributory	-
Altona Street	5	Contributory	-
Altona Street	7	Contributory	-
Altona Street	9-11	Contributory	-
Altona Street	15	Contributory	-
Altona Street	17	Contributory	-
Altona Street	19	Contributory	-
Altona Street	21-23	Contributory	-
Arden Street	204-206 (NMFC Ground)	Significant	-
Arden Street	408	Contributory	-
Arden Street	410	Contributory	-
Arden Street	412	Contributory	-
Arden Street	414	Contributory	-
Arden Street	416	Contributory	-
Arden Street	420	Contributory	-
Arden Street	422-424	Contributory	-
Arden Street	426	Contributory	-
Arden Street	428	Contributory	-
Arden Street	430	Contributory	-
Arden Street	432	Contributory	-
Arden Street	434	Contributory	-
Arden Street	436	Contributory	-
Arden Street	438	Contributory	-
Arden Street	440	Contributory	-
Arden Street	442-450	Significant	-
Arden Street	329-351	Significant	-
Arden Street	Arden Street Bridge over Moonee Ponds Creek	Significant	-
Bangalore Street	2	Contributory	-
Bangalore Street	4	Contributory	-
Bangalore Street	6	Contributory	-
Bangalore Street	8	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Bangalore Street	10	Contributory	-
Bangalore Street	12	Contributory	-
Bangalore Street	14	Contributory	-
Bangalore Street	20	Contributory	-
Bangalore Street	22	Contributory	-
Bangalore Street	24	Contributory	-
Bangalore Street	26	Contributory	-
Bangalore Street	28-32	Contributory	-
Bangalore Street	34	Contributory	-
Bangalore Street	36	Contributory	-
Bangalore Street	38	Contributory	-
Bangalore Street	40	Contributory	-
Bangalore Street	42	Contributory	-
Bangalore Street	44	Contributory	-
Bangalore Street	46	Contributory	-
Bangalore Street	48	Contributory	-
Bangalore Street	50	Contributory	-
Bangalore Street	52	Contributory	-
Bangalore Street	54	Contributory	-
Bangalore Street	58	Contributory	-
Bangalore Street	60	Contributory	-
Bangalore Street	1	Contributory	-
Bangalore Street	11	Contributory	-
Bangalore Street	13	Contributory	-
Bangalore Street	15	Contributory	-
Bangalore Street	17	Contributory	-
Bangalore Street	19	Contributory	-
Bangalore Street	21	Contributory	-
Bangalore Street	23	Contributory	-
Bangalore Street	25	Contributory	-
Bangalore Street	27	Contributory	-
Bangalore Street	33	Contributory	-
Bangalore Street	35	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Bangalore Street	37	Contributory	-
Bangalore Street	39	Contributory	-
Bangalore Street	41	Contributory	-
Bangalore Street	43	Contributory	-
Bangalore Street	45	Contributory	-
Bangalore Street	47	Contributory	-
Bangalore Street	49	Contributory	-
Bangalore Street	57	Contributory	-
Barnett Street	2	Contributory	-
Barnett Street	4	Contributory	-
Barnett Street	6	Contributory	-
Barnett Street	8	Contributory	-
Barnett Street	10	Contributory	-
Barnett Street	12	Contributory	-
Barnett Street	14	Contributory	-
Barnett Street	16	Contributory	-
Barnett Street	18	Contributory	-
Barnett Street	20	Contributory	-
Barnett Street	22	Contributory	-
Barnett Street	24	Contributory	-
Barnett Street	32	Contributory	-
Barnett Street	34	Contributory	-
Barnett Street	36	Contributory	-
Barnett Street	38	Contributory	-
Barnett Street	46	Contributory	-
Barnett Street	48	Contributory	-
Barnett Street	50	Contributory	-
Barnett Street	52	Contributory	-
Barnett Street	54	Contributory	-
Barnett Street	58	Significant	-
Barnett Street	60	Contributory	-
Barnett Street	62	Contributory	-
Barnett Street	64	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Barnett Street	66	Contributory	-
Barnett Street	68	Significant	-
Barnett Street	70	Significant	-
Barnett Street	72	Significant	-
Barnett Street	74	Significant	-
Barnett Street	76	Significant	-
Barnett Street	78	Significant	-
Barnett Street	80	Significant	-
Barnett Street	82	Significant	-
Barnett Street	84	Significant	-
Barnett Street	86	Significant	-
Barnett Street	88	Significant	-
Barnett Street	90	Significant	-
Barnett Street	94	Contributory	-
Barnett Street	96	Contributory	-
Barnett Street	98	Contributory	-
Barnett Street	100	Contributory	-
Barnett Street	7	Contributory	-
Barnett Street	13	Contributory	-
Barnett Street	17-21	Contributory	-
Barnett Street	23	Contributory	-
Barnett Street	25	Contributory	-
Barnett Street	27	Contributory	-
Barnett Street	29	Contributory	-
Barnett Street	33	Contributory	-
Barnett Street	35	Contributory	-
Barnett Street	41	Contributory	-
Barnett Street	43	Contributory	-
Barnett Street	45	Contributory	-
Barnett Street	49	Contributory	-
Barnett Street	61	Contributory	-
Barnett Street	63	Significant	-
Barnett Street	65	Contributory	-

Comment [A64]: Assessed as part of the Kensington Heritage Review 2013 as non-contributory.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Barnett Street	67-69	Contributory	-
Barnett Street	71	Contributory	-
Barnett Street	73	Contributory	-
Barnett Street	75	Significant	-
Barnett Street	77	Significant	-
Barnett Street	79	Significant	-
Barnett Street	81	Significant	-
Barnett Street	83	Significant	-
Barnett Street	85	Significant	-
Barnett Street	87	Significant	-
Barnett Street	89	Significant	-
Barnett Street	91	Significant Contributory	-
Barnett Street	93	Significant	-
Barnett Street	95	Significant	-
Barnett Street	97	Significant	-
Barrett Street	13-19	Significant	-
Barrett Street	21-37	Significant	-
Bayswater Road	2	Significant	-
Bayswater Road	16	Contributory	-
Bayswater Road	18	Contributory	-
Bayswater Road	24	Contributory	-
Bayswater Road	26	Contributory	-
Bayswater Road	30-34	Contributory	-
Bayswater Road	36	Contributory	-
Bayswater Road	38	Contributory	-
Bayswater Road	42	Contributory	-
Bayswater Road	44	Contributory	-
Bayswater Road	62	Contributory	-
Bayswater Road	64	Contributory	-
Bayswater Road	66	Contributory	-
Bayswater Road	68	Contributory	-
Bayswater Road	72	Contributory	-

Comment [A65]: For 75-97 Barnett Street:

75-97 Barnett Street were assessed as part of the Kensington Heritage Review 2013 as contributory. Due to a clerical error they were listed in the C258 exhibited inventory as significant.

This was raised in Submission 23 in relation to 91 Barnett Street. The property category for 91 Barnett Street should be updated to contributory as part of the Heritage Places Inventory 2020 Part A because this issue was raised in a submission from the property owner. Refer to management response to C258 panel recommendation 50.

75-89 Barnett Street and 93-97 Barnett Street should be removed from the Heritage Places Inventory 2020 Part A. These properties should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage category.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Bayswater Road	74	Contributory	-
Bayswater Road	76	Significant	-
Bayswater Road	90-92	Significant	-
Bayswater Road	94	Contributory	-
Bayswater Road	96	Contributory	-
Bayswater Road	98	Contributory	-
Bayswater Road	17	Significant	-
Bayswater Road	21	Contributory	-
Bayswater Road	23	Contributory	-
Bayswater Road	25	Contributory	-
Bayswater Road	29	Contributory	-
Bayswater Road	33	Contributory	-
Bayswater Road	35	Contributory	-
Bayswater Road	37	Contributory	-
Bayswater Road	39	Contributory	-
Bayswater Road	59	Significant	-
Bayswater Road	71-73	Contributory	-
Bayswater Road	75-77	Contributory	-
Bayswater Road	83	Significant	-
Bellair Street	22	Significant	-
Bellair Street	42	Contributory	-
Bellair Street	44	Contributory	-
Bellair Street	46	Contributory	-
Bellair Street	48	Contributory	-
Bellair Street	50-52	Contributory	-
Bellair Street	54	Significant	-
Bellair Street	56	Contributory	-
Bellair Street	64	Contributory	-
Bellair Street	66-70	Contributory	-
Bellair Street	72-74	Contributory	-
Bellair Street	76	Contributory	-
Bellair Street	78	Contributory	-
Bellair Street	80-82	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Bellair Street	84	Contributory	-
Bellair Street	86	Contributory	-
Bellair Street	88	Contributory	-
Bellair Street	90	Contributory	-
Bellair Street	92	Contributory	-
Bellair Street	94	Contributory	-
Bellair Street	96-98	Contributory	-
Bellair Street	100-102	Contributory	-
Bellair Street	104	Contributory	-
Bellair Street	106	Contributory	-
Bellair Street	114	Significant	-
Bellair Street	116	Contributory	-
Bellair Street	118	Contributory	-
Bellair Street	120	Contributory	-
Bellair Street	122	Contributory	-
Bellair Street	124	Contributory	-
Bellair Street	126	Contributory	-
Bellair Street	128	Contributory	-
Bellair Street	130	Contributory	-
Bellair Street	132	Contributory	-
Bellair Street	134	Contributory	Significant
Bellair Street	136	Contributory	Significant
Bellair Street	138	Contributory	-
Bellair Street	140	Contributory	-
Bellair Street	142	Contributory	-
Bellair Street	144	Contributory	-
Bellair Street	146	Contributory	-
Bellair Street	148	Contributory	-
Bellair Street	150	Contributory	-
Bellair Street	152	Contributory	-
Bellair Street	154	Contributory	-
Bellair Street	156	Contributory	-
Bellair Street	158-160	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Bellair Street	162	Contributory	-
Bellair Street	164	Contributory	-
Bellair Street	166-168	Significant	-
Bellair Street	170	Significant	-
Bellair Street	172	Significant	-
Bellair Street	174	Significant	-
Bellair Street	176	Contributory	-
Bellair Street	178	Contributory	-
Bellair Street	180-182	Contributory	-
Bellair Street	184	Significant	-
Bellair Street	186	Significant	-
Bellair Street	188	Significant	-
Bellair Street	190	Significant	-
Bellair Street	192-194	Contributory	-
Bellair Street	198-204	Significant	-
Bellair Street	206-214 Victorian Railways Kensington signal box and Pepper Tree	Significant	-
Bellair Street	216	Contributory	-
Bellair Street	218	Contributory	-
Bellair Street	222	Contributory	-
Bellair Street	224	Contributory	-
Bellair Street	226	Contributory	-
Bellair Street	228	Contributory	-
Bellair Street	230	Significant	-
Bellair Street	232	Contributory	-
Bellair Street	238-240	Contributory	-
Bellair Street	242	Contributory	-
Bellair Street	244	Contributory	-
Bellair Street	248-250	Contributory	-
Bellair Street	252-254	Contributory	-
Bellair Street	256-258	Contributory	-
Bellair Street	260-262	Contributory	-
Bellair Street	264	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Bellair Street	266	Contributory	-
Bellair Street	268-270	Contributory	-
Bellair Street	272-274	Contributory	-
Bellair Street	278-280	Contributory	-
Bellair Street	282-284	Significant	-
Bellair Street	286	Contributory	-
Bellair Street	288	Contributory	-
Bellair Street	290-292	Contributory	-
Bellair Street	296-298	Contributory	-
Bellair Street	300-302	Contributory	-
Bellair Street	304	Contributory	-
Bellair Street	306	Contributory	-
Bellair Street	308-310	Contributory	-
Bellair Street	312	Contributory	-
Bellair Street	314-316	Contributory	-
Bellair Street	318-320	Contributory	-
Bellair Street	322	Contributory	-
Bellair Street	324	Contributory	-
Bellair Street	326	Contributory	-
Bellair Street	328	Contributory	-
Bellair Street	330-332	Contributory	-
Bellair Street	330-332	Contributory	-
Bellair Street	334	Significant	-
Bellair Street	336	Significant	-
Bellair Street	340	Contributory	-
Bellair Street	342	Contributory	-
Bellair Street	344-348	Contributory	-
Bellair Street	East Side - Railway gravitation stunting yards retaining wall and trees (east side)	Significant	-
Bellair Street	Railway Bridge at Arden Street	Significant	-
Bellair Street	Semaphore Rail signals	Significant	-
Bellair Street	Kensington Railway Station	Significant	-
Bellair Street at Arden	Railway foot bridge	Significant	-

Comment [A66]: Duplicate listing.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Street			
Belmont Road	2	Contributory	-
Belmont Road	4	Contributory	-
Belmont Road	6	Contributory	-
Belmont Road	1	Contributory	-
Belmont Road	3	Contributory	-
Belmont Road	7	Significant	-
Bent Street	2	Contributory	-
Bent Street	4	Contributory	-
Bent Street	6	Contributory	-
Bent Street	10	Contributory	-
Bent Street	1	Contributory	-
Bent Street	3	Contributory	-
Bent Street	5	Contributory	-
Bent Street	9	Contributory	-
Bent Street	11	Contributory	-
Bruce Street	6	Contributory	-
Bruce Street	8	Contributory	-
Bruce Street	5-7	Significant	-
Bruce Street	43	Contributory	-
Chelmsford Street	5-7	Contributory	-
Chelmsford Street	9	Contributory	-
Chelmsford Street	11	Significant	-
Chelmsford Street	13	Contributory	-
Chelmsford Street	15	Contributory	-
Chelmsford Street	17	Contributory	-
Chelmsford Street	19	Contributory	-
Chelmsford Street	21	Contributory	-
Chelmsford Street	23-25	Contributory	-
Chelmsford Street	33	Contributory	-
Chelmsford Street	37	Contributory	-
Chelmsford Street	39	Contributory	-
Chelmsford Street	41	Contributory	-

Comment [A67]: Not in the Heritage Overlay.

Comment [A68]: Not in the Heritage Overlay.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Chelmsford Street	43	Contributory	-
Chelmsford Street	45	Contributory	-
Chelmsford Street	47-51	Contributory	-
Chelmsford Street	53-59	Contributory	-
Collett Street	2	Significant	-
Collett Street	4	Significant	-
Collett Street	6	Contributory	-
Collett Street	8	Contributory	-
Collett Street	10	Contributory	-
Collett Street	12-14	Contributory	-
Collett Street	18	Contributory	-
Collett Street	20	Contributory	-
Collett Street	22	Contributory	-
Collett Street	24	Contributory	-
Collett Street	26	Contributory	-
Collett Street	3	Contributory	-
Collett Street	5	Contributory	-
Collett Street	7	Contributory	-
Collett Street	9	Contributory	-
Collett Street	11	Contributory	-
Collett Street	13	Contributory	-
Collett Street	15	Contributory	-
Collett Street	17	Contributory	-
Collett Street	19	Contributory	-
Collett Street	21	Contributory	-
Collett Street	23	Contributory	-
Collett Street	25	Contributory	-
Collett Street	27	Contributory	-
Collett Street	29	Contributory	-
Childers Street	1	Contributory	-
Childers Street	3	Contributory	-
Childers Street	5-7	Contributory	-
Derby Street	11	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Derby Street	13	Contributory	-
Derby Street	15	Contributory	-
Derby Street	17	Contributory	-
Derby Street	19	Contributory	-
Derby Street	21	Significant	-
Derby Street	35	Significant	-
Derby Street	37	Significant	-
Derby Street	39	Significant	-
Derby Street	41	Significant	-
Derby Street	43	Significant	-
Derby Street	45	Significant	-
Derby Street	47-49	Contributory	-
Derby Street	59	Contributory	-
Derby Street	63	Contributory	-
Derby Street	65	Contributory	-
Derby Street	67	Contributory	-
Durham Street	1	Significant	-
Durham Street	3	Significant	-
Durham Street	5	Significant	-
Durham Street	7	Significant	-
Durham Street	9	Significant	-
Durham Street	11	Significant	-
Dynon Road	Bridge over Maribyrnong River	Significant	-
Eastwood Street	1	Contributory	-
Eastwood Street	3	Contributory	-
Eastwood Street	5	Contributory	-
Eastwood Street	7	Contributory	-
Eastwood Street	9	Contributory	-
Eastwood Street	11	Contributory	-
Eastwood Street	33	Contributory	-
Eastwood Street	33 (rear)	Contributory	-
Eastwood Street	35	Contributory	-
Eastwood Street	73	Significant	-

Comment [A69]: Not in the Heritage Overlay.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Eastwood Street	75	Significant	-
Eastwood Street	77	Significant	-
Eastwood Street	127	Contributory	-
Eastwood Street	141	Contributory	-
Eastwood Street	143	Contributory	-
Eastwood Street	145	Contributory	-
Eastwood Street	147	Contributory	-
Eastwood Street	149	Contributory	-
Eastwood Street	151	Contributory	-
Eastwood Street	153	Contributory	-
Eastwood Street	157	Contributory	-
Eastwood Street	159	Contributory	-
Eastwood Street	161	Contributory	-
Eastwood Street	163	Contributory	-
Eastwood Street	165	Contributory	-
Eastwood Street	167-169	Contributory	-
Elizabeth Street	2-50	Significant	-
Elizabeth Street	34	Contributory	-
Elizabeth Street	33-35	Contributory	-
Elizabeth Street	52-112	Significant	Significant
Epsom Road	32	Contributory	-
Epsom Road	34	Contributory	-
Epsom Road	36	Contributory	-
Epsom Road	38	Contributory	-
Epsom Road	40	Contributory	-
Epsom Road	42-44	Contributory	-
Epsom Road	46	Significant	-
Epsom Road	56	Significant	-
Epsom Road	58	Significant	-
Epsom Road	60	Significant	-
Epsom Road	64	Significant	-
Epsom Road	66	Significant	-

Comment [A70]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A71]: Not in the Heritage Overlay.

Comment [A72]: Not in the Heritage Overlay.

Comment [A73]: Not in the Heritage Overlay.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Epsom Road	300	Significant	Significant
Epsom Road	Flemington Racecourse	Significant	Significant
Epsom Road	1-7, includes:		
Epsom Road	• 1-37 Epsom Road	Significant	-
Epsom Road	17	Contributory	-
Epsom Road	19	Contributory	-
Epsom Road	21	Contributory	-
Epsom Road	25	Significant	-
Epsom Road	29	Contributory	-
Epsom Road	31	Contributory	-
Epsom Road	33	Contributory	-
Epsom Road	43	Significant	-
Epsom Road	Former Newmarket Saleyards & Abattoirs	Significant	-
Gatehouse Drive	1 (Former Newmarket Saleyards & Abattoirs)	Significant	-
Gordon Crescent	14	Contributory	-
Gordon Crescent	18	Contributory	-
Gordon Crescent	1	Contributory	-
Gordon Crescent	3	Contributory	-
Gordon Crescent	5	Contributory	-
Gordon Crescent	7	Contributory	-
Gordon Crescent	9	Contributory	-
Gordon Crescent	11-13	Contributory	-
Gordon Crescent	15	Contributory	-
Gordon Crescent	17	Contributory	-
Gordon Crescent	19	Contributory	-
Gordon Crescent	21	Contributory	-
Gordon Crescent	23	Contributory	-
Gordon Crescent	25	Contributory	-
Gordon Crescent	27	Contributory	-
Gordon Crescent	29	Contributory	-
Gower Street	20	Contributory	-
Gower Street	22	Significant	-

Comment [A74]: 1-7 Epsom Road contains three addresses listed in the previous inventory.
5 Epsom Road and 7 Epsom Road are subject to further review as D graded places in an individual heritage overlay.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Gower Street	28-30	Contributory	-
Gower Street	32	Contributory	-
Gower Street	34	Contributory	-
Gower Street	36	Contributory	-
Gower Street	38	Contributory	-
Gower Street	40	Contributory	-
Gower Street	42	Contributory	-
Gower Street	44	Contributory	-
Gower Street	46	Contributory	-
Gower Street	48	Contributory	-
Gower Street	50	Contributory	-
Gower Street	52	Contributory	-
Gower Street	54	Contributory	-
Gower Street	15	Significant	-
Gower Street	49	Significant	-
Gower Street	27	Contributory	-
Gower Street	29	Contributory	-
Gower Street	31	Contributory	-
Gower Street	33	Contributory	-
Gower Street	35	Contributory	-
Gower Street	45-59	Significant	-
Gower Street	61	Significant	-
Gower Street	63	Significant	-
Gower Street	65	Significant	-
Gower Street	67	Significant	-
Gower Street	69	Significant	-
Gower Street	71	Significant	-
Gower Street	73	Significant	-
Gower Street	75	Significant	-
Gower Street	77	Significant	-
Gower Street	79	Significant	-
Gower Street	81	Significant	-
Gower Street	83	Significant	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Hardiman Street	10	Contributory	-
Hardiman Street	12-14	Contributory	-
Hardiman Street	16-18	Contributory	-
Hardiman Street	20	Contributory	-
Hardiman Street	22	Contributory	-
Hardiman Street	24	Contributory	-
Hardiman Street	26	Contributory	-
Hardiman Street	28	Contributory	-
Hardiman Street	30	Contributory	-
Hardiman Street	32	Contributory	-
Hardiman Street	34	Contributory	-
Hardiman Street	36	Contributory	-
Hardiman Street	54	Contributory	-
Hardiman Street	60-62	Contributory	-
Hardiman Street	64	Contributory	-
Hardiman Street	66	Contributory	-
Hardiman Street	68	Contributory	-
Hardiman Street	70	Contributory	-
Hardiman Street	72	Contributory	-
Hardiman Street	74	Contributory	-
Hardiman Street	76-78	Contributory	-
Hardiman Street	11A	Contributory	-
Hardiman Street	11	Contributory	-
Hardiman Street	15	Contributory	-
Hardiman Street	17	Contributory	-
Hardiman Street	19	Contributory	-
Hardiman Street	23	Contributory	-
Hardiman Street	25	Contributory	-
Hardiman Street	27-29	Contributory	-
Hardiman Street	31	Contributory	-
Hardiman Street	33	Contributory	-
Hardiman Street	35	Contributory	-
Hardiman Street	37	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Hardiman Street	39	Contributory	-
Hardiman Street	41	Contributory	-
Hardiman Street	43	Contributory	-
Hardiman Street	45	Contributory	-
Hardiman Street	47	Contributory	-
Henry Street	2	Contributory	-
Henry Street	4	Contributory	-
Henry Street	6	Contributory	-
Henry Street	12	Contributory	-
Henry Street	14-16	Contributory	-
Henry Street	18-24	Contributory	-
Henry Street	26-28	Contributory	-
Henry Street	30	Contributory	-
Henry Street	32	Contributory	-
Henry Street	34	Contributory	-
Henry Street	38	Contributory	-
Henry Street	5	Contributory	-
Henry Street	7	Contributory	-
Henry Street	9	Contributory	-
Henry Street	17	Contributory	-
Henry Street	19	Contributory	-
Henry Street	21	Contributory	-
Henry Street	23	Contributory	-
Henry Street	25	Contributory	-
Henry Street	27	Contributory	-
Henry Street	29	Contributory	-
Henry Street	31	Contributory	-
Henry Street	33	Contributory	-
Henry Street	33A	Contributory	-
Henry Street	35	Contributory	-
Henry Street	37	Contributory	-
Henry Street	39	Contributory	-
Henry Street	41	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Henry Street	43	Contributory	-
Henry Street	45	Contributory	-
Henry Street	47	Contributory	-
Hobsons Road	1-39	Significant	-
Hopetoun Street	2	Contributory	-
Hopetoun Street	4	Contributory	-
Hopetoun Street	6	Contributory	-
Hopetoun Street	8	Contributory	-
Hopetoun Street	10	Contributory	-
Hopetoun Street	12	Contributory	-
Hopetoun Street	14	Contributory	-
Hopetoun Street	16	Contributory	-
Hopetoun Street	18	Contributory	-
Hopetoun Street	20	Contributory	-
Hopetoun Street	22	Contributory	-
Hopetoun Street	24	Contributory	-
Hopetoun Street	26	Contributory	-
Hopetoun Street	1	Contributory	-
Hopetoun Street	3	Contributory	-
Hopetoun Street	5	Contributory	-
Hopetoun Street	7	Contributory	-
Hopetoun Street	9	Contributory	-
Hopetoun Street	11	Contributory	-
Hopetoun Street	13	Contributory	-
Hopetoun Street	15	Contributory	-
Hopetoun Street	17	Contributory	-
Hopetoun Street	19	Contributory	-
Hopetoun Street	21	Contributory	-
Hopetoun Street	23	Contributory	-
Hopetoun Street	25	Contributory	-
Hopetoun Street	27	Contributory	-
Kensington Road	2-4	Significant	-
Kensington Road	24	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Kensington Road	26	Contributory	-
Kensington Road	32	Contributory	-
Kensington Road	34	Contributory	-
Kensington Road	36	Contributory	-
Kensington Road	38	Contributory	-
Kensington Road	40	Contributory	-
Kensington Road	48	Contributory	-
Kensington Road	50	Contributory	-
Kensington Road	52	Contributory	-
Kensington Road	56	Significant	-
Kensington Road	60	Contributory	-
Kensington Road	62	Contributory	-
Kensington Road	64	Contributory	-
Kensington Road	66	Contributory	-
Kensington Road	68-70	Contributory	-
Kensington Road	21	Contributory	-
Kensington Road	23	Contributory	-
Kensington Road	25	Contributory	-
Kensington Road	27	Contributory	-
Kensington Road	29	Contributory	-
Kensington Road	35	Significant	-
Lambeth Street	37	Contributory	-
Lambeth Street	39	Contributory	-
Lambeth Street	41	Contributory	-
Lambeth Street	43	Contributory	-
Lambeth Street	45	Contributory	-
Lambeth Street	47	Contributory	-
Lambeth Street	49	Contributory	-
Lambeth Street	51	Contributory	-
Lambeth Street	53	Contributory	-
Lambeth Street	55	Contributory	-
Macaulay Road	Part 98 166 (Gateway, wall and caretaker's house)	Significant	-

Comment [A75]: Moved to the North Melbourne section of the inventory.

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Macaulay Road	Macaulay Road Bridge over Moonee Ponds Creek	Significant	-
Macaulay Road	324-334, Moonee Ponds Creek Reserve and Infrastructure	Significant	-
Macaulay Road	458-460	Significant	-
Macaulay Road	476	Significant	-
Macaulay Road	478	Significant	-
Macaulay Road	480	Significant	-
Macaulay Road	482	Significant	-
Macaulay Road	492	Significant	-
Macaulay Road	494	Significant	-
Macaulay Road	496	Significant	-
Macaulay Road	498	Significant	-
Macaulay Road	500	Contributory	-
Macaulay Road	506	Contributory	-
Macaulay Road	508	Contributory	-
Macaulay Road	510	Contributory	-
Macaulay Road	512	Contributory	-
Macaulay Road	514	Contributory	-
Macaulay Road	516	Contributory	-
Macaulay Road	518	Contributory	-
Macaulay Road	520	Significant	-
Macaulay Road	522	Significant	-
Macaulay Road	524	Contributory	-
Macaulay Road	526	Contributory	-
Macaulay Road	530	Contributory	-
Macaulay Road	532-534	Contributory	-
Macaulay Road	548	Contributory	-
Macaulay Road	453	Significant	-
Macaulay Road	475	Contributory	-
Macaulay Road	477-479	Contributory	-
Macaulay Road	481	Contributory	-
Macaulay Road	489-493	Significant	-
Macaulay Road	497	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Macaulay Road	499	Contributory	-
Macaulay Road	511	Significant	-
Macaulay Road	513	Significant	-
Macaulay Road	515	Significant	-
Macaulay Road	517-519	Significant	-
Macaulay Road	521	Significant	-
Macaulay Road	537	Contributory	-
Macaulay Road	539	Contributory	-
Maribyrnong River	Footbridge	Significant	-
Market Street	43	Contributory	-
Market Street	47	Contributory	-
Market Street	49	Contributory	-
Market Street	51	Contributory	-
Market Street	53	Contributory	-
Market Street	55	Contributory	-
Market Street	57	Contributory	-
Market Street	59	Contributory	-
Market Street	61	Contributory	-
Market Street	65	Contributory	-
Market Street	67	Contributory	-
Market Street	69	Contributory	-
Market Street	71	Contributory	-
Market Street	73	Contributory	-
Market Street	75	Contributory	-
Market Street	79	Contributory	-
Market Street	83	Contributory	-
McConnell Street	2	Contributory	-
McConnell Street	8	Contributory	-
McConnell Street	10	Contributory	-
McConnell Street	12	Contributory	-
McConnell Street	16	Contributory	-
McConnell Street	18	Contributory	-
McConnell Street	20	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
McConnell Street	22	Contributory	-
McConnell Street	24	Contributory	-
McConnell Street	26	Contributory	-
McConnell Street	28	Contributory	-
McConnell Street	30	Contributory	-
McConnell Street	32	Contributory	-
McConnell Street	34	Contributory	-
McConnell Street	36-38	Contributory	-
McConnell Street	44	Contributory	-
McConnell Street	48	Contributory	-
McConnell Street	50	Contributory	-
McConnell Street	52	Contributory	-
McConnell Street	58	Contributory	-
McConnell Street	60	Contributory	-
McConnell Street	62	Contributory	-
McConnell Street	64	Contributory	-
McConnell Street	66	Contributory	-
McConnell Street	68	Contributory	-
McConnell Street	70	Contributory	-
McConnell Street	72	Contributory	-
McConnell Street	74	Contributory	-
McConnell Street	76	Contributory	-
McConnell Street	78	Contributory	-
McConnell Street	80	Contributory	-
McConnell Street	82	Contributory	-
McConnell Street	84	Contributory	-
McConnell Street	86	Contributory	-
McConnell Street	88	Contributory	-
McConnell Street	90	Contributory	-
McConnell Street	92	Contributory	-
McConnell Street	96	Contributory	-
McConnell Street	98	Contributory	-
McConnell Street	100	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
McConnell Street	102	Contributory	-
McConnell Street	104	Contributory	-
McConnell Street	106	Contributory	-
McConnell Street	108	Contributory	-
McConnell Street	110	Contributory	-
McConnell Street	112	Contributory	-
McConnell Street	114	Contributory	-
McConnell Street	116	Contributory	-
McConnell Street	3	Contributory	-
McConnell Street	5	Contributory	-
McConnell Street	11	Contributory	-
McConnell Street	13	Contributory	-
McConnell Street	15	Contributory	-
McConnell Street	17	Contributory	-
McConnell Street	19	Contributory	-
McConnell Street	21	Contributory	-
McConnell Street	25	Contributory	-
McConnell Street	27	Contributory	-
McConnell Street	29	Contributory	-
McConnell Street	33	Contributory	-
McConnell Street	35	Contributory	-
McConnell Street	37	Contributory	-
McConnell Street	39	Contributory	-
McConnell Street	41	Contributory	-
McConnell Street	43	Contributory	-
McConnell Street	45	Contributory	-
McConnell Street	49	Contributory	-
McConnell Street	53-55	Contributory	-
McConnell Street	59-61	Contributory	-
McConnell Street	63-67	Contributory	-
McConnell Street	69	Contributory	-
McConnell Street	71	Contributory	-
McConnell Street	73	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
McConnell Street	75	Contributory	-
McConnell Street	81	Contributory	-
McConnell Street	83	Contributory	-
McConnell Street	85	Contributory	-
McConnell Street	87	Contributory	-
McConnell Street	89	Contributory	-
McConnell Street	91	Contributory	-
McConnell Street	95	Contributory	-
McConnell Street	97	Contributory	-
McConnell Street	99	Contributory	-
McConnell Street	101	Contributory	-
McConnell Street	103	Contributory	-
McConnell Street	105	Contributory	-
McConnell Street	105A	Contributory	-
McConnell Street	107	Contributory	-
McConnell Street	107A	Contributory	-
McCracken Street	6	Contributory	-
McCracken Street	8	Contributory	-
McCracken Street	10	Contributory	-
McCracken Street	14	Contributory	-
McCracken Street	16	Contributory	-
McCracken Street	18	Contributory	-
McCracken Street	20	Contributory	-
McCracken Street	22	Contributory	-
McCracken Street	24	Contributory	-
McCracken Street	26	Contributory	-
McCracken Street	28	Contributory	-
McCracken Street	30	Contributory	-
McCracken Street	32-34	Significant	-
McCracken Street	36-38	Significant	-
McCracken Street	40	Contributory	-
McCracken Street	42	Contributory	-
McCracken Street	46-50	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
McCracken Street	56	Significant	-
McCracken Street	58	Contributory	-
McCracken Street	Kensington Primary School	Significant	-
McCracken Street	76	Significant	-
McCracken Street	78	Contributory	-
McCracken Street	80	Contributory	-
McCracken Street	82	Contributory	-
McCracken Street	84	Contributory	-
McCracken Street	1	Contributory	-
McCracken Street	3	Contributory	-
McCracken Street	5	Contributory	-
McCracken Street	9	Contributory	-
McCracken Street	11	Contributory	-
McCracken Street	13	Contributory	-
McCracken Street	15	Contributory	-
McCracken Street	17	Contributory	-
McCracken Street	19	Contributory	-
McCracken Street	23	Contributory	-
McCracken Street	25	Contributory	-
McCracken Street	27	Contributory	-
McCracken Street	29	Contributory	-
McCracken Street	31	Contributory	-
McCracken Street	39	Contributory	-
McCracken Street	45	Contributory	-
McCracken Street	47	Contributory	-
McCracken Street	49	Contributory	-
McCracken Street	51	Contributory	-
McCracken Street	53	Contributory	-
McCracken Street	55	Contributory	-
McCracken Street	57	Contributory	-
McCracken Street	59	Contributory	-
McCracken Street	61	Contributory	-
McCracken Street	67	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
McCracken Street	69	Contributory	-
McCracken Street	71	Contributory	-
McCracken Street	77	Contributory	-
McCracken Street	79	Contributory	-
McCracken Street	81	Contributory	-
McCracken Street	83	Contributory	-
McCracken Street	85	Contributory	-
McCracken Street	87	Contributory	-
McCracken Street	89	Contributory	-
McCracken Street	91	Contributory	-
McCracken Street	93	Contributory	-
McCracken Street	97	Contributory	-
McCracken Street	99	Contributory	-
McMeikan Street	2	Contributory	-
New Street	2	Contributory	-
New Street	4	Contributory	-
New Street	1	Contributory	-
New Street	3	Contributory	-
Nottingham Street	3	Contributory	-
Nottingham Street	5	Contributory	-
Nottingham Street	7	Contributory	-
Nottingham Street	9	Contributory	-
Nottingham Street	11	Contributory	-
Nottingham Street	13	Contributory	-
Nottingham Street	15	Contributory	-
Ormond Street	2	Contributory	-
Ormond Street	4	Contributory	-
Ormond Street	6	Contributory	-
Ormond Street	8	Contributory	-
Ormond Street	12	Contributory	-
Ormond Street	14	Contributory	-
Ormond Street	16	Contributory	-
Ormond Street	18	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Ormond Street	20	Contributory	-
Ormond Street	22	Contributory	-
Ormond Street	24	Contributory	-
Ormond Street	26	Contributory	-
Ormond Street	28	Contributory	-
Ormond Street	30	Contributory	-
Ormond Street	32	Contributory	-
Ormond Street	34	Contributory	-
Ormond Street	36	Contributory	-
Ormond Street	38	Contributory	-
Ormond Street	40	Contributory	-
Ormond Street	42	Contributory	-
Ormond Street	48	Significant	-
Ormond Street	50	Significant	-
Ormond Street	52	Significant	-
Ormond Street	54-58	Contributory	-
Ormond Street	60	Contributory	-
Ormond Street	62	Contributory	-
Ormond Street	1	Significant	-
Ormond Street	3	Contributory	-
Ormond Street	5	Contributory	-
Ormond Street	7-13	Contributory	-
Ormond Street	15	Significant	-
Ormond Street	17	Significant	-
Ormond Street	19	Significant	-
Ormond Street	21	Contributory	-
Ormond Street	23	Contributory	-
Ormond Street	25	Contributory	-
Ormond Street	27	Contributory	-
Ormond Street	29	Contributory	-
Ormond Street	31	Contributory	-
Ormond Street	33	Contributory	-
Ormond Street	35	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Ormond Street	37	Contributory	-
Ormond Street	39	Contributory	-
Ormond Street	41	Contributory	-
Ormond Street	43-45	Contributory	-
Ormond Street	47	Contributory	-
Ormond Street	49	Contributory	-
Ormond Street	55-57	Contributory	-
Ormond Street	59	Contributory	-
Ormond Street	61	Contributory	-
Ormond Street	63	Contributory	-
Ormond Street	65	Contributory	-
Ormond Street	67	Contributory	-
Ormond Street	69	Contributory	-
Ormond Street	71	Contributory	-
Ormond Street	73	Contributory	-
Ormond Street	75	Contributory	-
Ormond Street	77	Contributory	-
Ormond Street	79	Contributory	-
Ormond Street	81	Contributory	-
Ormond Street	83	Contributory	-
Ormond Street	85-87	Contributory	-
Ormond Street	89	Contributory	-
Ormond Street	91	Contributory	-
Ormond Street	93	Contributory	-
Ormond Street	95	Contributory	-
Ormond Street	97	Contributory	-
Ormond Street	99	Contributory	-
Ormond Street	123	Contributory	-
Ormond Street	125	Contributory	-
Ormond Street	127	Contributory	-
Ormond Street	129	Contributory	-
Ormond Street	131	Contributory	-
Ormond Street	133	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Parsons Street	4	Significant	-
Parsons Street	6	Significant	-
Parsons Street	8	Contributory	-
Parsons Street	10	Contributory	-
Parsons Street	12	Contributory	-
Parsons Street	34	Significant	-
Parsons Street	36	Contributory	-
Parsons Street	38	Contributory	-
Parsons Street	40	Contributory	-
Parsons Street	42	Contributory	-
Parsons Street	27	Contributory	-
Parsons Street	29	Contributory	-
Parsons Street	31	Contributory	-
Parsons Street	33	Contributory	-
Parsons Street	35	Contributory	-
Parsons Street	37	Contributory	-
Parsons Street	39	Significant	-
Parsons Street	41	Contributory	-
Percy Street	2	Significant	-
Percy Street	4	Significant	-
Percy Street	6	Significant	-
Percy Street	8	Significant	-
Percy Street	12	Significant	-
Percy Street	3	Significant	-
Percy Street	5	Significant	-
Percy Street	9	Significant	-
Percy Street	11	Significant	-
Percy Street	13	Significant	-
Pridham Street	16	Contributory	-
Pridham Street	18	Contributory	-
Pridham Street	20	Contributory	-
Pridham Street	22	Contributory	-
Pridham Street	24	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Pridham Street	28	Contributory	-
Pridham Street	30	Contributory	-
Pridham Street	1-3	Contributory	-
Pridham Street	5	Contributory	-
Pridham Street	9	Contributory	-
Pridham Street	11	Contributory	-
Pridham Street	13	Contributory	-
Pridham Street	15	Significant	-
Pridham Street	17	Contributory	-
Pridham Street	19	Contributory	-
Pridham Street	21	Contributory	-
Pridham Street	23	Contributory	-
Pridham Street	25	Contributory	-
Pridham Street	27	Contributory	-
Pridham Street	31	Contributory	-
Racecourse Road	Racecourse Road Railway Bridge	Significant	
Racecourse Road	135-137	Significant	-
Racecourse Road	Racecourse Road Bridge over Moonee Ponds Creek	Significant	-
Racecourse Road	201-223	Significant	-
Rankins Road	10	Contributory	-
Rankins Road	12	Contributory	-
Rankins Road	14	Contributory	-
Rankins Road	16	Contributory	-
Rankins Road	20-22	Significant	-
Rankins Road	24	Significant	-
Rankins Road	30	Contributory	-
Rankins Road	32	Significant	-
Rankins Road	34	Significant	-
Rankins Road	128	Contributory	-
Rankins Road	130	Contributory	-
Rankins Road	15	Contributory	-
Rankins Road	17	Significant	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Rankins Road	25	Significant	-
Rankins Road	43	Significant	-
Rankins Road	45	Significant	-
Rankins Road	47	Significant	-
Rankins Road	49	Significant	-
Rankins Road	137	Contributory	-
Rankins Road	139	Contributory	-
Rankins Road	143	Contributory	-
Rankins Road	145	Contributory	-
Rankins Road	147	Significant	-
Rankins Road	149	Significant	-
Rankins Road	151	Significant	-
Rankins Road	153	Contributory	-
Rankins Road	155	Contributory	-
Rankins Road	157	Contributory	-
Rankins Road	159	Contributory	-
Rankins Road	161	Contributory	-
Rankins Road	163	Contributory	-
Rankins Road	165	Significant	-
Rankins Road	167	Contributory	-
Rankins Road	169	Significant	-
Rankins Road	171	Significant	-
Rankins Road	173	Significant	-
Robertson Street	3	Contributory	-
Robertson Street	5	Contributory	-
Robertson Street	7	Contributory	-
Robertson Street	11	Contributory	-
Robertson Street	13	Contributory	-
Robertson Street	15	Contributory	-
Robertson Street	17	Contributory	-
Robertson Street	19-23	Contributory	-
Robertson Street	25	Contributory	-
Robertson Street	27	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Robertson Street	29	Contributory	-
Robertson Street	33	Contributory	-
Robertson Street	37	Contributory	-
Robertson Street	39	Contributory	-
Robertson Street	41	Contributory	-
Robertson Street	43	Contributory	-
Robertson Street	47	Contributory	-
Robertson Street	49	Contributory	-
Robertson Street	57-59	Significant	-
Smith Street	44	Contributory	-
Smith Street	46	Contributory	-
Smith Street	48	Contributory	-
Smith Street	50	Contributory	-
Smith Street	52	Contributory	-
Southey Street	8	Contributory	-
Southey Street	10	Contributory	-
Southey Street	12-14	Contributory	-
Southey Street	1	Contributory	-
Southey Street	3	Contributory	-
Southey Street	9	Contributory	-
Southey Street	11	Contributory	-
Southey Street	13	Contributory	-
Southey Street	15	Contributory	-
Southey Street	17	Contributory	-
Southey Street	19	Contributory	-
Southey Street	21	Contributory	-
Southey Street	23	Contributory	-
Southey Street	25	Contributory	-
Southey Street	27	Contributory	-
Stubbs Street	64	Significant	-
Stubbs Street	106-116	Significant	-
Tennyson Street	10	Contributory	-
Tennyson Street	12	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Tennyson Street	14	Contributory	-
Tennyson Street	16	Contributory	-
Tennyson Street	18	Contributory	-
Tennyson Street	20	Contributory	-
Tennyson Street	22	Contributory	-
Tennyson Street	24	Contributory	-
Tennyson Street	26	Contributory	-
Tennyson Street	28	Contributory	-
Tennyson Street	30	Contributory	-
Tennyson Street	32	Contributory	-
Tennyson Street	34	Contributory	-
Tennyson Street	36	Contributory	-
Tennyson Street	38-40	Contributory	-
Tennyson Street	42	Contributory	-
Tennyson Street	48	Contributory	-
Tennyson Street	58	Contributory	-
Tennyson Street	60	Contributory	-
Tennyson Street	62	Contributory	-
Tennyson Street	64	Contributory	-
Tennyson Street	66	Contributory	-
Tennyson Street	68	Contributory	-
Tennyson Street	70-74	Contributory	-
Tennyson Street	76	Significant	-
Tennyson Street	78	Significant	-
Tennyson Street	80	Significant	-
Tennyson Street	82	Contributory	-
Tennyson Street	84-86	Contributory	-
Tennyson Street	88	Contributory	-
Tennyson Street	90	Contributory	-
Tennyson Street	92	Contributory	-
Tennyson Street	94	Contributory	-
Tennyson Street	96	Contributory	-
Tennyson Street	98	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Tennyson Street	100-110	Significant	-
Tennyson Street	1	Contributory	-
Tennyson Street	3	Contributory	-
Tennyson Street	9	Contributory	-
Tennyson Street	11	Contributory	-
Tennyson Street	13	Contributory	-
Tennyson Street	15-17	Contributory	-
Tennyson Street	23	Contributory	-
Tennyson Street	25	Contributory	-
The Ridgeway	4	Contributory	-
The Ridgeway	6	Contributory	-
The Ridgeway	8	Contributory	-
The Ridgeway	10-14	Contributory	-
The Ridgeway	20	Contributory	-
The Ridgeway	22	Contributory	-
The Ridgeway	24	Contributory	-
The Ridgeway	26	Contributory	-
The Ridgeway	28	Contributory	-
The Ridgeway	30	Contributory	-
The Ridgeway	32	Contributory	-
The Ridgeway	34	Contributory	-
The Ridgeway	36	Contributory	-
The Ridgeway	38	Contributory	-
The Ridgeway	40	Contributory	-
The Ridgeway	42	Contributory	-
The Ridgeway	44	Contributory	-
The Ridgeway	50-52	Contributory	-
The Ridgeway	54	Contributory	-
The Ridgeway	60	Contributory	-
The Ridgeway	62	Contributory	-
The Ridgeway	1	Contributory	-
The Ridgeway	3	Contributory	-
The Ridgeway	5	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
The Ridgeway	7-9	Contributory	-
The Ridgeway	11	Contributory	-
The Ridgeway	13	Contributory	-
The Ridgeway	15	Significant	-
The Ridgeway	15A	Significant	-
The Ridgeway	21	Contributory	-
The Ridgeway	23	Contributory	-
The Ridgeway	25	Contributory	-
The Ridgeway	27	Contributory	-
The Ridgeway	29-31	Contributory	-
The Ridgeway	33	Contributory	-
The Ridgeway	35	Contributory	-
The Ridgeway	37	Contributory	-
The Ridgeway	41	Contributory	-
The Ridgeway	43	Contributory	-
The Ridgeway	45	Contributory	-
The Ridgeway	47	Contributory	-
The Ridgeway	49	Contributory	-
The Ridgeway	51	Contributory	-
The Ridgeway	53	Contributory	-
The Ridgeway	55	Contributory	-
The Ridgeway	57	Contributory	-
The Ridgeway	59	Contributory	-
The Ridgeway	61	Contributory	-
The Ridgeway	63	Contributory	-
The Ridgeway	65	Contributory	-
The Ridgeway	67	Contributory	-
Westbourne Road	9	Significant	-
Westbourne Road	17	Significant	-
Westbourne Road	21	Contributory	-
Westbourne Road	23	Contributory	-
Westbourne Road	25	Contributory	-
Westbourne Road	27	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Westbourne Road	29	Contributory	-
Westbourne Road	31	Contributory	-
Westbourne Road	33	Contributory	-
Westbourne Road	35	Contributory	-
Westbourne Road	41-43	Contributory	-
Westbourne Road	45	Contributory	-
Westbourne Road	47	Contributory	-
Westbourne Road	49	Contributory	-
Westbourne Road	51	Contributory	-
Westbourne Road	53	Contributory	-
Westbourne Road	55	Contributory	-
Westbourne Road	59	Significant	-
Westbourne Road	69	Significant	-
Wight Street	2	Contributory	-
Wight Street	4	Contributory	-
Wight Street	3	Contributory	-
Wight Street	7A	Contributory	-
Wight Street	9	Contributory	-
Wight Street	11	Contributory	-
Wight Street	13	Contributory	-
Wight Street	15	Contributory	-
Wight Street	17	Contributory	-
Wight Street	19	Contributory	-
Wight Street	21-23	Significant	-
Wolseley Parade	6-8	Contributory	-
Wolseley Parade	10	Contributory	-
Wolseley Parade	12	Contributory	-
Wolseley Parade	14	Contributory	-
Wolseley Parade	16	Contributory	-
Wolseley Parade	18	Contributory	-
Wolseley Parade	20	Contributory	-
Wolseley Parade	22	Contributory	-
Wolseley Parade	24	Contributory	-

FLEMINGTON AND KENSINGTON			
Street	Number	Building Category Grading	Significant Streetscape
Wolseley Parade	26	Contributory	-
Wolseley Parade	28	Contributory	-
Wolseley Parade	30	Contributory	-
Wolseley Parade	32	Contributory	-
Wolseley Parade	36	Contributory	-
Wolseley Parade	38	Contributory	-
Wolseley Parade	40	Contributory	-
Wolseley Parade	42-44	Contributory	-
Wolseley Parade	46-48	Significant	-
Wolseley Parade	50	Contributory	-
Wolseley Parade	52	Significant	-
Wolseley Parade	54	Contributory	-
Wolseley Parade	56	Contributory	-
Wolseley Parade	58	Contributory	-
Wolseley Parade	60-62	Contributory	-
Wolseley Parade	1	Contributory	-
Wolseley Parade	5	Contributory	-
Wolseley Parade	7	Contributory	-
Wolseley Parade	9	Contributory	-
Wolseley Parade	19-21	Contributory	-
Wolseley Parade	23-25	Contributory	-
Wolseley Parade	27	Contributory	-
Wolseley Parade	29	Contributory	-
Wolseley Parade	37	Contributory	-
Wolseley Parade	39	Contributory	-
Wolseley Parade	41	Contributory	-
Wolseley Parade	43	Contributory	-
Wolseley Parade	45	Contributory	-
Wolseley Parade	47	Contributory	-
Wolseley Parade	49	Contributory	-
Wolseley Parade	51	Contributory	-
Wolseley Parade	53	Contributory	-

MELBOURNE

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
A'Beckett Street	61-69	Significant	-
A'Beckett Street	71-73	Significant	-
A'Beckett Street	111-125	Significant	-
A'Beckett Street	217-219	Significant	-
A'Beckett Street	239	Significant	-
Alexandra Avenue	Sidney Myer Music Bowl	Significant	-
Alexandra Avenue	Aboriginal Burial Site Kings Domain	Significant	-
Bank Place	4	Significant	-
Bank Place	12-16	Significant	-
Bank Place	18-20	Significant	-
Bank Place	5-9	Significant	-
Bank Place	11	Significant	-
Batman Avenue	1-9	Significant	-
Batman Avenue	Yarra Bank (Speakers Corner)	Significant	-
Birdwood Avenue	Royal Botanic Gardens	Significant	Significant
Birdwood Avenue	Former Observatory Site	Significant	-
Block Place	28-32	Contributory	-
Boathouse Drive	Melbourne University Boat Club Shed	Significant	-
Bourke Street	2-8	Significant	-
Bourke Street	10	Contributory	-
Bourke Street	12	Contributory	-
Bourke Street	18	Contributory	-
Bourke Street	20-30	Contributory	-
Bourke Street	32-38	Significant	-
Bourke Street	54-62	Significant	-
Bourke Street	66	Significant	-
Bourke Street	68	Significant	-
Bourke Street	70	Significant	-
Bourke Street	72-74	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Bourke Street	78-84	Significant	-
Bourke Street	86	Significant	-
Bourke Street	88-90	Significant	-
Bourke Street	94-96	Significant	-
Bourke Street	98	Significant	-
Bourke Street	100-116	Significant	-
Bourke Street	118-122	Contributory	-
Bourke Street	134-144	Significant	-
Bourke Street	152-158	Significant	-
Bourke Street	160-162	Significant	-
Bourke Street	164-166	Significant	-
Bourke Street	168-174	Significant	-
Bourke Street	180-182	Significant	-
Bourke Street	190-192	Significant	-
Bourke Street	194-200	Significant	-
Bourke Street	222-244, includes:	-	-
Bourke Street	<ul style="list-style-type: none"> 222-244-209-225 Little Bourke Street 	Contributory	-
Bourke Street	246-260	Contributory	-
Bourke Street	280-282	Significant	-
Bourke Street	284-292	Significant	-
Bourke Street	294-312	Significant	-
Bourke Street	314-336	Significant	-
Bourke Street	338-352	Significant	-
Bourke Street	418-420	Significant	-
Bourke Street	472	Significant	-
Bourke Street	516-526	Significant	-
Bourke Street	636-638	Significant	-
Bourke Street	640-668	Significant	-
Bourke Street	672-696	Significant	-
Bourke Street	1-17	Significant	-
Bourke Street	19-24	Significant	-
Bourke Street	23-29	Significant	-

Comment [A76]: 222-244 Bourke Street contains two addresses contained in the Central City Heritage Study Review 1993.

The interwar building at 209-225 Little Bourke Street was confirmed as contributory.

The building at 277-233 Little Bourke Street was omitted from the exhibited inventory. The previous grading as listed in the Central City Heritage Study Review 1993 grading will apply for this address.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Bourke Street	31-33	Contributory	-
Bourke Street	35-37	Significant	-
Bourke Street	39-43	Significant	-
Bourke Street	51	Significant	-
Bourke Street	53	Significant	-
Bourke Street	65-71	Significant	-
Bourke Street	75-77	Significant	-
Bourke Street	79-85	Contributory	-
Bourke Street	179-183	Significant	-
Bourke Street	193-199	Significant	-
Bourke Street	219-225	Significant	-
Bourke Street	271-281	Significant	-
Bourke Street	299-307	Significant	-
Bourke Street	309-325, 'The Walk' complex, includes:	Significant	-
	• 313-317 Bourke Street (former Diamond House)	Significant	-
	• 323-325 Bourke Street (former Public Bootery)	Significant	-
	• 288-290 Little Collins Street (former Book Buildings)	Contributory	-
	• 292-296 Little Collins Street (former York House)	Contributory	-
	• 300-302 Little Collins Street (Allans Building, also Sonora House)	Contributory	-
Bourke Street	327-329	Significant	-
Bourke Street	331-339	Significant	-
Bourke Street	349-357	Significant	-
Bourke Street	415-419	Significant	-
Bourke Street	421	Significant	-
Bourke Street	473	Significant	-
Bourke Street	503-523	Significant	-
Bourke Street	561-563	Significant	-
Bourke Street	621-633	Significant	-

Comment [A77]: Updated to reflect the significant and contributory buildings within The Walk complex. Refer to management response to panel recommendation 39.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Bourke Street	635-653	Significant	-
Bourke Street	655-667, includes:	Significant	-
	• 655 Bourke Street	Significant	-
Bourke Street	669-675	Significant	-
Bowen Street	Building - 4 RMIT	Significant	-
Bowen Street	Buildings - 2, 3, 5, 6 & 7 RMIT	Significant	-
Carson Place	1-7	Contributory	-
Casselden Place	16-18	Significant	-
Casselden Place	15-17	Significant	-
Casselden Place	House 17	Significant	-
Celestial Avenue	12-14	Contributory	-
Celestial Avenue	16	Significant	-
Celestial Avenue	18	Significant	-
Celestial Avenue	15-17	Contributory	-
Cohen Place	Museum of Chinese/ Australian History	Significant	-
Collins Street	2	Significant	-
Collins Street	4-6	Significant	-
Collins Street	8	Significant	-
Collins Street	12	Significant	-
Collins Street	14-16	Significant	-
Collins Street	18-22	Significant	-
Collins Street	36-50	Significant	-
Collins Street	52-54	Significant	-
Collins Street	56-64	Contributory	-
Collins Street	68-72	Significant	-
Collins Street	74	Significant	-
Collins Street	90-98	Significant	-
Collins Street	100-104	Significant	-
Collins Street	110-118	Significant	-
Collins Street	122-136	Significant	-
Collins Street	140-154	Significant	-
Collins Street	156-160	Significant	-

Comment [A78]: Updated to reflect that 661-667 Bourke Street is a non-contributory building.
Refer to management response to C258 panel recommendation 35.

Comment [A79]: Incorrect building grading in exhibited inventory.
The previous grading as listed in the Central City Heritage Study Review 1993 grading will apply for this address.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Collins Street	162-168	Significant	-
Collins Street	170-174	Significant	-
Collins Street	176-180	Significant	-
Collins Street	182	Significant	-
Collins Street	184-192	Significant	-
Collins Street	220-226	Significant	-
Collins Street	228-232	Contributory	-
Collins Street	250-252	Significant	-
Collins Street	256	Contributory	-
Collins Street	276-278	Significant	-
Collins Street	280-292	Significant	-
Collins Street	288-304	Significant	-
Collins Street	294-296	Significant	-
Collins Street	298-304	Significant	-
Collins Street	338	Significant	-
Collins Street	340-342	Significant	-
Collins Street	376-390	Significant	-
Collins Street	394-398	Significant	-
Collins Street	400-402	Significant	-
Collins Street	412-414	Significant	-
Collins Street	422-428	Significant	-
Collins Street	460-462	Significant	-
Collins Street	464-466	Significant	-
Collins Street	538-544	Significant	-
Collins Street	546-566	Significant	-
Collins Street	1-9	Significant	-
Collins Street	5-9	Significant	-
Collins Street	9-13	Significant	-
Collins Street	69-73	Significant	-
Collins Street	71-87	Significant	-
Collins Street	75-81	Significant	-
Collins Street	83-87	Significant	-
Collins Street	89-105	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Collins Street	107	Significant	-
Collins Street	115-119	Significant	-
Collins Street	133-139	Significant	-
Collins Street	141-153	Significant	-
Collins Street	161	Significant	-
Collins Street	167-173	Significant	-
Collins Street	175-177	Significant	-
Collins Street	179	Contributory	-
Collins Street	181-187	Significant	-
Collins Street	191-197	Significant	-
Collins Street	221-231	Contributory	-
Collins Street	233-239	Contributory	-
Collins Street	241-245	Significant	-
Collins Street	247-249	Significant	-
Collins Street	259-263	Significant	-
Collins Street	265-269	Contributory	-
Collins Street	271-285	Significant	-
Collins Street	287-301	Significant	-
Collins Street	327-343	Significant	-
Collins Street	345-349	Significant	-
Collins Street	351-357	Significant	-
Collins Street	389-399	Significant	-
Collins Street	401-403	Significant	-
Collins Street	405-407	Significant	-
Collins Street	409-413	Significant	-
Collins Street	415-417	Contributory	-
Collins Street	419-429	Significant	-
Collins Street	471-477	Significant	-
Collins Street	479-481	Significant	-
Collins Street	483-485	Significant	-
Collins Street	487-495	Significant	-
Collins Street	497-503	Significant	-
Collins Street	615-623	Significant	-

Comment [A80]: Not in the Heritage Overlay.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Commercial Road	55	Significant	-
Corrs Lane	12-14	Contributory	-
Corrs Lane	16-20	Contributory	-
Corrs Lane	28	Contributory	-
Domain Road	2-42	Significant	-
Drewery Lane	5-7	Significant	-
Elizabeth Street	28-32	Significant	-
Elizabeth Street	84-86	Significant	-
Elizabeth Street	88	Significant	-
Elizabeth Street	90	Contributory	-
Elizabeth Street	92-94	Significant	-
Elizabeth Street	96-102	Significant	-
Elizabeth Street	104-110	Contributory	-
Elizabeth Street	112-118	Significant	-
Elizabeth Street	136-140	Significant	-
Elizabeth Street	142-146	Significant	-
Elizabeth Street	148-150	Significant	-
Elizabeth Street	Underground Public Toilets	Significant	-
Elizabeth Street	188-218	Significant	-
Elizabeth Street	380	Significant	-
Elizabeth Street	384	Significant	-
Elizabeth Street	506-516	Significant	Significant
Elizabeth Street	518	Significant	-
Elizabeth Street	520-522	Significant	-
Elizabeth Street	524-530	Significant	-
Elizabeth Street	532 (rear)	Significant	-
Elizabeth Street	544-550 (rear)	Significant	-
Elizabeth Street	552-554	Significant	-
Elizabeth Street	556-562	Significant	-
Elizabeth Street	566	Contributory	-
Elizabeth Street	568-570	Contributory	-
Elizabeth Street	576-578	Significant	-
Elizabeth Street	580	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Elizabeth Street	582-588 (rear)	Contributory	-
Elizabeth Street	590-592	Contributory	-
Elizabeth Street	594-598	Significant	-
Elizabeth Street	600-608	Significant	-
Elizabeth Street	614-616	Significant	-
Elizabeth Street	618-630, includes:		
Elizabeth Street	<ul style="list-style-type: none"> 618-630 Elizabeth Street (rear) 	Significant	-
Elizabeth Street	632	Contributory	-
Elizabeth Street	642-644	Contributory	-
Elizabeth Street	648	Contributory	-
Elizabeth Street	650-652	Significant	-
Elizabeth Street	654	Contributory	-
Elizabeth Street	656-658	Significant	-
Elizabeth Street	676-678	Significant	-
Elizabeth Street	680-682	Significant	-
Elizabeth Street	684-688	Significant	-
Elizabeth Street	696-708	Significant	-
Elizabeth Street	Underground Public Toilets (crn with Victoria Street)	Significant	-
Elizabeth Street	Drinking Fountain, Victoria Square	Significant	-
Elizabeth Street	1-5	Significant	-
Elizabeth Street	21-23	Significant	-
Elizabeth Street	55-57	Significant	-
Elizabeth Street	59-65	Significant	-
Elizabeth Street	97-103	Significant	-
Elizabeth Street	105	Contributory	-
Elizabeth Street	107-113	Significant	-
Elizabeth Street	115-117	Significant	-
Elizabeth Street	195	Significant	-
Elizabeth Street	215	Significant	-
Elizabeth Street	217	Significant	-
Elizabeth Street	245-247	Contributory	-

Comment [A81]: 618-630 Elizabeth Street contains two addresses listed in the previous inventory.

The front part of the site is subject to review as part of the review of C graded places in City North Precincts. It should be retained in the Heritage Places Inventory Part B with its previous heritage category.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Elizabeth Street	249-251	Significant	-
Elizabeth Street	253	Significant	-
Elizabeth Street	255	Significant	-
Elizabeth Street	257	Significant	-
Elizabeth Street	259	Significant	-
Elizabeth Street	261	Significant	-
Elizabeth Street	263	Contributory	-
Elizabeth Street	263 -269	Significant	-
Elizabeth Street	283-285	Significant Contributory	-
Elizabeth Street	299	Significant	-
Elizabeth Street	303-305	Significant	-
Elizabeth Street	351-357	Significant	-
Elizabeth Street	507-523	Significant	Significant
Elizabeth Street	525	Significant	Significant
Elizabeth Street	527	Significant	-
Elizabeth Street	529	Significant	-
Elizabeth Street	531-541	Significant	-
Elizabeth Street	543-549	Significant	-
Elizabeth Street	551-571 (middle and northern part)	Contributory	-
Elizabeth Street	575-577 (rear)	Contributory	-
Elizabeth Street	579-584	Significant	-
Elizabeth Street	583-585	Significant	-
Elizabeth Street	587	Contributory	-
Elizabeth Street	595-597	Significant	-
Elizabeth Street	605-607	Significant	-
Elizabeth Street	611-669, includes:		
Elizabeth Street	<ul style="list-style-type: none"> 6311-645633 Elizabeth Street 	Significant	-
Elizabeth Street	675-681 (rear)	Contributory	-
Exhibition Street	2-8	Significant	-
Exhibition Street	30-40	Significant	-
Exhibition Street	104-110	Significant	-

Comment [A82]: 263 Elizabeth Street was assessed as contributory as part of the Guildford and Hardware Laneways Heritage Review.

Comment [A83]: 265-269 Elizabeth Street was assessed as significant as part of the Guildford and Hardware Laneways Heritage Review.

Comment [A84]: 283-285 Elizabeth Street was assessed as contributory as part of the Guildford and Hardware Laneways Heritage Review.

Comment [A85]: 611-699 Elizabeth Street includes two heritage places: 611-633 Elizabeth Street which is on the Victorian Heritage Register and 635-645 Elizabeth Street.

635-645 Elizabeth Street is subject to review as part of the review of C graded places in City North Precincts. It should be retained in the Heritage Places Inventory Part B with its previous heritage category.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Exhibition Street	162	Significant	-
Exhibition Street	228-240	Significant	-
Exhibition Street	266-272	Significant	-
Exhibition Street	280-282	Significant	-
Exhibition Street	53-55	Significant	-
Exhibition Street	189-195	Significant	-
Exhibition Street	199-227	Significant	-
Exhibition Street	229	Contributory	-
Exhibition Street	231-233	Contributory	-
Exhibition Street	235	Contributory	-
Exhibition Street	275-285	Significant	-
Exhibition Street	309	Significant	-
Exhibition Street	355-359	Significant	-
Flinders Lane	172-180	Significant	-
Flinders Lane	186-200	Significant	-
Flinders Lane	226-232	Contributory	-
Flinders Lane	234-236	Significant	-
Flinders Lane	238-244	Significant	-
Flinders Lane	252-254	Significant	-
Flinders Lane	258-260	Significant	-
Flinders Lane	302-308	Significant	-
Flinders Lane	310	Contributory	-
Flinders Lane	21-25	Significant	-
Flinders Lane	61-73	Significant	-
Flinders Lane	125-127	Significant	-
Flinders Lane	129-131	Significant	-
Flinders Lane	141-143	Significant	-
Flinders Lane	161-163	Contributory	-
Flinders Lane	165	Significant	-
Flinders Lane	167-173	Significant	-
Flinders Lane	175-177	Contributory	-
Flinders Lane	179-181	Significant	-
Flinders Lane	183-185	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Flinders Lane	187	Significant	-
Flinders Lane	197-205	Significant	-
Flinders Lane	237-239	Contributory	-
Flinders Lane	241-243	Contributory	-
Flinders Lane	247-251	Significant	-
Flinders Lane	253-265	Significant	-
Flinders Lane	267-275	Significant	-
Flinders Lane	277-279	Significant	-
Flinders Lane	281-291	Significant	-
Flinders Lane	301-311	Contributory	-
Flinders Lane	313-315	Contributory	-
Flinders Lane	317-323	Contributory	-
Flinders Lane	325-331	Significant	-
Flinders Lane	333	Significant	-
Flinders Lane	335-339	Contributory	-
Flinders Lane	341-347	Significant	-
Flinders Lane	349-351	Contributory	-
Flinders Lane	353-355	Contributory	-
Flinders Lane	383-387	Significant	-
Flinders Street	26-30	Significant	-
Flinders Street	46-74	Significant	-
Flinders Street	76-80	Significant	-
Flinders Street	130-132	Significant	-
Flinders Street	142-148	Significant	-
Flinders Street	150-162	Significant	-
Flinders Street	164-170	Significant	-
Flinders Street	172-192	Significant	-
Flinders Street	194-196	Significant	-
Flinders Street	198-206	Significant	-
Flinders Street	222-224	Significant	-
Flinders Street	228-236	Significant	-
Flinders Street	238-242	Contributory	-
Flinders Street	244-248	Contributory	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Flinders Street	250-254	Significant	-
Flinders Street	256-268	Significant	-
Flinders Street	292-298	Significant	-
Flinders Street	318-324	Significant	-
Flinders Street	334-340	Contributory	-
Flinders Street	360-372	Significant	-
Flinders Street	390-398	Significant	-
Flinders Street	400	Significant	-
Flinders Street	502-504	Significant	-
Flinders Street	508-510	Significant	-
Flinders Street	516-518	Significant	-
Flinders Street	520-522	Significant	-
Flinders Street	562-564	Significant	-
Flinders Street	197-209	Significant	-
Flinders Street	207-361	Significant	-
Flinders Street	Underground Public Toilets	Significant	-
Francis Street	27	Significant	-
Franklin Street	126-130	Contributory	-
Franklin Street	128-130 (rear)	Significant	-
Franklin Street	132-140	Contributory	-
Franklin Street	160-176	Significant	-
Franklin Street	180-196	Significant	-
Franklin Street	1-55	Significant	-
George Parade	27	Contributory	-
Gisborne Street	1-11	Significant	-
Godfrey Street	20-38	Significant	-
Goldie Place	4-6	Significant	-
Hardware Lane	60	Significant	-
Hardware Lane	62	Significant	-
Hardware Lane	64-66	Significant	-
Hardware Lane	106-112	Significant	-
Hardware Lane	55-57	Significant	-
Hardware Lane	63-65	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Hardware Lane	67-73	Significant	-
Heffernan Lane	14-18	Significant	-
Heffernan Lane	11	Significant	-
Heffernan Lane	Substation at 23-31	Contributory	-
Hosier Lane	3-5	Contributory	-
Hosier Lane	7-11	Contributory	-
King Street	14-20	Contributory	-
King Street	22-24	Significant	-
King Street	42-44	Significant	-
King Street	46-52	Significant	-
King Street	54-60	Significant	-
King Street	62-66	Significant	-
King Street	120-138	Significant	-
King Street	234-244	Significant	-
King Street	248-250	Significant	-
King Street	328-330	Significant	-
King Street	27-31	Significant	-
King Street	115-129	Significant	-
King Street	131-135	Significant	-
King Street	Chinese Honey Locusts Tree	Significant	-
King Street	239-241	Significant	-
Knox Place	Former Coops Shot Tower and Flanking Building	Significant	-
La Trobe Street	2-8	Significant	-
La Trobe Street	RMIT Building 3, 124	Contributory	Significant
La Trobe Street	RMIT Building 4, 124	Significant	Significant
La Trobe Street	RMIT Building 6, 124	Contributory	Significant
La Trobe Street	RMIT Building 7, 124	Significant	Significant
La Trobe Street	RMIT Building 28, 124	Contributory	Significant
La Trobe Street	168-170	Significant	-
La Trobe Street	284-294	Significant	-
La Trobe Street	320	Significant	-
La Trobe Street	179-181	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
La Trobe Street	391-429	Significant	-
La Trobe Street	513-577	Significant	-
La Trobe Street	537-557	Significant	-
La Trobe Street	Cast Iron Urinal	Significant	-
Little Bourke Street	24-38	Significant	-
Little Bourke Street	40-44	Significant	-
Little Bourke Street	84-98	Significant	-
Little Bourke Street	108-110	Significant	-
Little Bourke Street	112-114	Significant	-
Little Bourke Street	116-118	Significant	-
Little Bourke Street	196	Significant	-
Little Bourke Street	200-202	Significant	-
Little Bourke Street	206	Contributory	-
Little Bourke Street	212	Significant	-
Little Bourke Street	214-216	Significant	-
Little Bourke Street	218-220	Significant	-
Little Bourke Street	318	Significant	-
Little Bourke Street	362-364	Significant	-
Little Bourke Street	434-436	Significant	-
Little Bourke Street	442-460	Significant	-
Little Bourke Street	462-498	Significant	-
Little Bourke Street	558 (rear)	Significant	-
Little Bourke Street	562-566	Significant	-
Little Bourke Street	1-17	Significant	-
Little Bourke Street	27-35	Contributory	-
Little Bourke Street	37-41	Contributory	-
Little Bourke Street	43	Significant	-
Little Bourke Street	93	Significant	-
Little Bourke Street	105	Significant	-
Little Bourke Street	107	Significant	-
Little Bourke Street	109	Significant	-
Little Bourke Street	113	Contributory	-
Little Bourke Street	115-117	Contributory	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Little Bourke Street	285-295	Significant	-
Little Bourke Street	323-337	Significant	-
Little Bourke Street	361-363	Significant	-
Little Bourke Street	365-367	Significant	-
Little Bourke Street	373-375	Significant	-
Little Bourke Street	493-495	Significant	-
Little Collins Street	68-70	Significant	-
Little Collins Street	276-286	Significant	-
Little Collins Street	304-306	Significant	-
Little Collins Street	308-316	Significant	-
Little Collins Street	326-332	Contributory	-
Little Collins Street	392-396	Significant	-
Little Collins Street	430-436	Significant	-
Little Collins Street	538-542	Significant	-
Little Collins Street	181-191	Significant	-
Little Collins Street	267	Contributory	-
Little Collins Street	269	Contributory	-
Little Collins Street	271	Contributory	-
Little Collins Street	273-279	Significant	-
Little Collins Street	281-283	Significant	-
Little Collins Street	285	Contributory	-
Little Collins Street	287-289	Contributory	-
Little Collins Street	309-311	Significant	-
Little Collins Street	313-315	Significant	-
Little Collins Street	317-321	Significant	-
Little Collins Street	425-427	Significant	-
Little Collins Street	429	Contributory	-
Little Collins Street	431	Significant	-
Little Collins Street	433	Significant	-
Little Collins Street	435-443	Significant	-
Little Collins Street	475-485	Significant	-
Little Collins Street	585-587	Significant	-
Little Lonsdale Street	116-118	Contributory	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Little Lonsdale Street	120-122	Significant	-
Little Lonsdale Street	124-126	Contributory	-
Little Lonsdale Street	128-130	Significant	-
Little Lonsdale Street	132	Contributory	-
Little Lonsdale Street	178-190	Significant	-
Little Lonsdale Street	194-196	Significant	-
Little Lonsdale Street	198-200	Significant	-
Little Lonsdale Street	202	Significant	-
Little Lonsdale Street	372-378	Significant	-
Little Lonsdale Street	388-426	Significant	-
Little Lonsdale Street	550	Contributory	-
Little Lonsdale Street	552-578	Significant	-
Little Lonsdale Street	25	Significant	-
Little Lonsdale Street	33-39	Significant	-
Little Lonsdale Street	117-147	Significant	-
Little Lonsdale Street	361-365	Significant	-
Little Lonsdale Street	523-525	Significant	-
Little Lonsdale Street	Common Olive Tree	Significant	-
Lonsdale Street	42-44	Significant	-
Lonsdale Street	64-78	Significant	-
Lonsdale Street	118-148	Significant	-
Lonsdale Street	180-222	Significant	-
Lonsdale Street	326	Significant	-
Lonsdale Street	352-362	Significant	-
Lonsdale Street	436-450	Significant	-
Lonsdale Street	472-474	Significant	-
Lonsdale Street	556-558	Significant	-
Lonsdale Street	612-622	Significant	-
Lonsdale Street	103-105	Significant	-
Lonsdale Street	107-111	Contributory	-
Lonsdale Street	113	Significant	-
Lonsdale Street	115	Contributory	-
Lonsdale Street	117-121	-Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Lonsdale Street	145-147	Contributory	-
Lonsdale Street	185-187	Significant	-
Lonsdale Street	189-191	Significant	-
Lonsdale Street	193	Contributory	-
Lonsdale Street	201	Contributory	-
Lonsdale Street	203-207	Contributory	-
Lonsdale Street	217-231	Contributory	-
Lonsdale Street	233-237	Contributory	-
Lonsdale Street	239	Contributory	-
Lonsdale Street	241-245	Contributory	-
Lonsdale Street	269-321	Significant	-
Lonsdale Street	275-321	Significant	-
Lonsdale Street	377-379	Significant	-
Lonsdale Street	439-445	Significant	-
Lonsdale Street	455-469	Significant	-
Lonsdale Street	459-505	Significant	-
Lonsdale Street	573-577	Significant	-
Lonsdale Street	579-585	Significant	-
Lonsdale Street	613-649	Contributory	-
Lonsdale Street	639	Contributory	-
Lonsdale Street	651-669	Contributory	-
Manchester Lane	30-44	Significant	-
Market Lane	14-16	Contributory	-
Market Lane	26-28	Contributory	-
Market Street	64-74	Significant	-
Market Street	29-31	Significant	-
McKillop Street	20-22	Significant	-
McKillop Street	11-15	Significant	-
McKillop Street	17	Significant	-
McKillop Street	19	Significant	-
Melbourne Place	14-30	Significant	-
Mill Place	2-4	Significant	-
Moubray Street	1-23	Significant	-

Comment [A86]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Moubray Street	31-75	-Significant	-
Niagara Lane	23-31	Significant	-
Oliver Lane	18 & 30	Significant	-
Olympic Boulevard	10-30 (Olympic Swimming Stadium)	Significant	-
Peel Street	Sheds A-F	Significant	Significant
Peel Street	Shed J	Contributory	Significant
Peel Street	Sheds K-M	Significant	Significant
Punt Road	313	Significant	-
Queen Street	18	Significant	-
Queen Street	20-26	Significant	-
Queen Street	88-110	Significant	-
Queen Street	118-126	Significant	-
Queen Street	300	Significant	-
Queen Street	316-322	Significant	-
Queen Street	422-428	Significant	-
Queen Street	432-438	Significant	-
Queen Street	440-446	Contributory	-
Queen Street	450	Contributory	-
Queen Street	452-452	Significant	-
Queen Street	456-460	Significant	-
Queen Street	7-11	Significant	-
Queen Street	15-17	Significant	-
Queen Street	37-41	Significant	-
Queen Street	59-69	Significant	-
Queen Street	73-83	Significant	-
Queen Street	93-95	Significant	-
Queen Street	111-129	Significant	-
Queen Street	203-205	Significant	-
Queen Street	217-219	Significant	-
Queen Street	247-283	Significant	-
Queen Street	287-297	Significant	-
Queen Street	375	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Queen Street	Sheds H-14	Significant	Significant
Queen Street	Queens Bridge over Yarra River	Significant	-
Queen Street	Underground Public Toilets	Significant	-
Russell Street	32-38	Significant	-
Russell Street	42-44	Significant	-
Russell Street	170-190	Significant	-
Russell Street	226-236	Contributory	-
Russell Street	288-294	Significant	-
Russell Street	336-376	Significant	-
Russell Street	380	Significant	-
Russell Street	394	Significant	-
Russell Street	27-37	Significant	-
Russell Street	103-107	Significant	-
Russell Street	163-169	Contributory	-
Russell Street	175	Significant	-
Russell Street	177	Significant	-
Russell Street	179	Significant	-
Russell Street	181-183	Significant	-
Russell Street	185-189	Significant	-
Russell Street	191-193	Contributory	-
Russell Street	195-197	Significant	-
Russell Street	199-203	Significant	-
Russell Street	205-207	Significant	-
Russell Street	209-211	Contributory	-
Russell Street	213-217	Significant	-
Russell Street	219	Significant	-
Russell Street	221-223	Contributory	-
Russell Street	231-233	Contributory	-
Russell Street	235-241	Contributory	-
Russell Street	325-343	Significant	Significant
Russell Street	345-355	Significant	-
Russell Street	357-375	Significant	-

Comment [A87]: Corrected typo.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Russell Street	377	Significant	-
Russell Street	379-405	Significant	-
Russell Street	Eight Hour Monument	Significant	-
Russell Street	Underground Public Toilets	Significant	-
South Wharf Promenade	1-27	Significant	-
Spencer Street	2-8	Significant	-
Spencer Street	10-22	Significant	-
Spencer Street	66-70	Significant	-
Spencer Street	122-132	Significant	-
Spencer Street	204-240	Significant	-
Spencer Street	220	Contributory	-
Spencer Street	Overhead Water Tank	Significant	-
Spring Street	110-160 Federal Oak, Parliament House Gardens	Significant	-
Spring Street	250-290	Significant	-
Spring Street	53-65	Significant	-
Spring Street	69-81	Significant	-
Spring Street	103-137	Significant	-
Spring Street	163-181	Significant	-
Spring Street	261	Significant	-
Spring Street	267-271	Significant	-
Spring Street	2-18 Treasury Gardens	Significant	-
St Kilda Road	345-369 & 355	Significant	-
St Kilda Road	375-385	Significant	-
St Kilda Road	405 (Albert Park Manor)	Significant	-
St Kilda Road	473-475	Significant	-
St Kilda Road	557-563	Significant	Significant
St Kilda Road	583-597	Significant	-
St Kilda Road	Boer War Monument	Significant	-
St Kilda Road	Domain Parklands and LaTrobe's Cottage	Significant	-
St Kilda Road	Marquis of Linlithgow Memorial, Kings Domain	Significant	-

Comment [A88]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A89]: Significant streetscape grading was listed under 555-563 St Kilda Road in the South Yarra section of the inventory.

Comment [A90]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
St Kilda Road	Queen Victoria Memorial, Queen Victoria Gardens	Significant	-
St Kilda Road	Tram Shelter (cnr High Street)	Significant	-
Swanston Street	24-40	Significant	-
Swanston Street	90-130	Significant	-
Swanston Street	208	Contributory	-
Swanston Street	210	Contributory	-
Swanston Street	212	Contributory	-
Swanston Street	214	Contributory	-
Swanston Street	216-220	Contributory	-
Swanston Street	222	Contributory	-
Swanston Street	226-228	Significant	-
Swanston Street	230-238	Significant	-
Swanston Street	240	Significant	-
Swanston Street	242	Significant	-
Swanston Street	244	Significant	-
Swanston Street	246	Significant	-
Swanston Street	248-258	Significant	-
Swanston Street	264-266	Significant	-
Swanston Street	278-300	Significant	-
Swanston Street	304-328	Significant	-
Swanston Street	344-346	Significant	-
Swanston Street	420-438	Significant	-
Swanston Street	1-7	Significant	-
Swanston Street	13	Contributory	-
Swanston Street	21-25	Contributory	-
Swanston Street	27-29	Contributory	-
Swanston Street	31-41	Significant	-
Swanston Street	65	Significant	-
Swanston Street	91-107	Significant	-
Swanston Street	109-117	Significant	-
Swanston Street	119-121	Significant	-
Swanston Street	123	Contributory	-

Comment [A91]: Streetscape grading omitted from exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Swanston Street	125-133	Significant	-
Swanston Street	135-137	Significant	-
Swanston Street	163-165	Significant	-
Swanston Street	219-225	Significant	-
Swanston Street	313-315	Significant	-
Swanston Street	317	Significant	-
Swanston Street	319-323	Significant	-
Swanston Street	327-333	Significant	-
Swanston Street	401-403	Significant	-
Swanston Street	407-409	Significant	-
Swanston Street	411-423	Significant	-
Swanston Street	Princes Bridge over Yarra River	Significant	-
Swanston Street	Tramway Signal Cabin, Waiting Shelter & Conveniences	Significant	-
Tattersalls Lane	4-12	Contributory	-
Tattersalls Lane	23-25	Contributory	-
Therry Street	50-60	Significant	Significant
Therry Street	70-74	Significant	Significant
Therry Street	93-141	Significant	-
Victoria Street	232-238	Significant	-
Victoria Street	1-9	Significant	-
Victoria Street	31-33	Significant	-
Victoria Street	39-41	Significant	-
Victoria Street	49-53	Significant	-
Victoria Street	65-81	Significant	Significant
Victoria Street	83-129	Significant	Significant
Victoria Street	133-159	Significant	Significant
Waratah Place	7-9	Contributory	-
Waratah Place	11-15	Contributory	-
William Street	22-32	Significant	-
William Street	84-88	Significant	-
William Street	90-96	Significant	-
William Street	98-110	Significant	-

MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
William Street	130-148	Significant	-
William Street	152-162	Significant	-
William Street	192-228	Significant	-
William Street	280-318	Significant	-
William Street	77-89	Significant	-
William Street	259	Significant	-
William Street	261	Significant	-
Wills Street	22-30	Significant	-
Wills Street	17-23	Significant	-
Wills Street	25-29	Significant	-

NORTH AND WEST MELBOURNE

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	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	-
Abbotsford Street	440	Contributory	-
Abbotsford Street	442	Contributory	-
Abbotsford Street	450	Contributory	-
Abbotsford Street	452	Contributory	-
Abbotsford Street	480-482	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	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	-
Abbotsford Street	235	Contributory	-
Abbotsford Street	237	Contributory	-
Abbotsford Street	239	Contributory	-
Abbotsford Street	241	Contributory	-
Abbotsford Street	243	Contributory	-
Abbotsford Street	245	Contributory	-
Abbotsford Street	249	Contributory	-
Abbotsford Street	251	Contributory	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Anderson Street	14-20	Significant	-
Anderson Street	20	Significant	-
Anderson Street	3-5	Significant	Significant
Anderson Street	11	Significant	Significant
Arden Street	4	Significant	-
Arden Street	6	Significant	-

Comment [A92]: Not in the Heritage Overlay.

Comment [A93]: Not in the Heritage Overlay.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	192-200	Contributory	-
Arden Street	208-290 (pepper tree row)	Significant	-
Arden Street	17-19 ²	Contributory	-
Arden Street	25	Contributory	-
Arden Street	27	Contributory	-
Arden Street	29	Contributory	-
Arden Street	31	Contributory	-

Comment [A94]: This entry relates to a heritage place which has been subdivided into multiple properties.

To avoid confusion all the subdivided properties should be listed in the inventory. The entry in the Heritage Places Inventory 2020 Part B should be retained with its previous heritage grading.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	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	-
Baillie Street	51	Contributory	-
Baillie Street	53	Contributory	-
Baillie Street	55	Significant	-
Baillie Street	57	Contributory	-
Batman Street	2-24	Significant	-
Batman Street	28	Contributory	-
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	11-13	Significant	-

Comment [A95]: Not in the Heritage Overlay and not proposed to be in the Heritage Overlay as part of C258.

Refer to management response to C258 panel recommendation 33.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Blackwood	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	-
Brougham Street	4-18	Significant	-
Brougham Street	32	Significant	-
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	31-33	Contributory	-
Brougham Street	35	Significant	-
Brougham Street	37	Significant	-
Brougham Street	39	Significant	-
Brougham Street	41	Contributory	-
Brougham Street	47	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Byron Street	11	Contributory	-
Byron Street	13	Contributory	-
Byron Street	55-57	Contributory	-
Canning Street	6	Contributory	-
Canning Street	8	Contributory	-
Canning Street	14	Contributory	-
Canning Street	16	Contributory	-
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

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Canning Street	29	Significant	Significant
Canning Street	31	Significant	Significant
Canning Street	33	Significant	Significant
Canning Street	35-37	Significant	-
Canning Street	39	Contributory	-
Canning Street	41	Contributory	-
Canning Street	47	Contributory	-
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

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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
Capel Street	152	Significant	Significant
Capel Street	154	Contributory	Significant
Capel Street	156	Significant	Significant
Capel Street	158	Significant	Significant
Capel Street	160	Significant	Significant
Capel Street	162	Significant	Significant
Capel Street	198	Significant	-
Capel Street	202	Significant	-
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

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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
Carroll Street	32	Contributory	-
Carroll Street	34	Contributory	-
Carroll Street	36-38	Contributory	-
Carroll Street	1	Contributory	-
Carroll Street	3	Significant	-
Carroll Street	5	Significant	-
Carroll Street	7-9	Significant	-
Carroll Street	11	Contributory	-
Carroll Street	13	Contributory	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	29	Contributory	-
Chapman Street	31	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Chapman Street	53	Contributory	-
Chapman Street	55	Contributory	-
Chapman Street	57	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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Chetwynd Street	142	Contributory	-
Chetwynd Street	172-174	Significant	-
Chetwynd Street	176	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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Chetwynd Street	73	Contributory	-
Chetwynd Street	85	Contributory	-
Chetwynd Street	87-91	Significant	-
Chetwynd Street	147-149	Significant	-
Chetwynd Street	151	Contributory	-
Chetwynd Street	153	Contributory	-
Chetwynd Street	155-157	Significant	-
Chetwynd Street	165	Contributory	-
Chetwynd Street	169	Significant	-
Chetwynd Street	171	Significant	-
Cobden Street	9	Contributory	-
Cobden Street	11	Contributory	-
Cobden Street	13-15	Significant	-
Cobden Street	29	Contributory	-
Cobden Street	31	Significant	-
Cobden Street	33	Significant	-
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	59	Contributory	-
Courtney Street	61	Contributory	-
Courtney Street	63	Contributory	-
Courtney Street	65	Contributory	-
Courtney Street	67	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Courtney Street	69	Significant	-
Courtney Street	71	Significant	-
Courtney Street	73	Significant	-
Courtney Street	75	Significant	-
Courtney Street	81	Contributory	-
Courtney Street	83	Contributory	-
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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Curran Street	46	Contributory	-
Curran Street	54	Contributory	-
Curran Street	56	Contributory	-
Curran Street	3	Contributory	-
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)	31	Significant	-
Curzon Street	8	Contributory	-
Curzon Street	10	Contributory	-
Curzon Street	12	Contributory	-
Curzon Street	14	Contributory	-
Curzon Street	16-20	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	-
Curzon Street	128	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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 Grading	Significant Streetscape
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	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	-
Dryburgh Street	438-444	Significant	-
Dryburgh Street	450	Contributory	-
Dryburgh Street	452	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Dryburgh Street	211	Contributory	-
Dryburgh Street	213-215	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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)	287-315	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	-
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	-
Dryburgh Street	449	Contributory	-
Dryburgh Street	451	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Dudley Street	70	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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 Grading	Significant Streetscape
Elm Street	62	Contributory	-
Elm Street	64	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	4	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:	-	-
Errol Street	• 110-114	Contributory	-
Errol Street	116-118	Significant	-

Comment [A96]: The listing for 12 Errol Place in the previous inventory relates to a heritage place which now has the address 3 Errol Place. This has been determined from the 1985 Building Identification Form for this listing. This listing was incorrectly converted in the exhibited inventory as 1 Errol Place.

The heritage category for 3 Errol Place should be converted through a separate amendment.

Comment [A97]: 110-114 Errol Street contains two addresses listed in the previous inventory including 15 Bendigo Street. 15 Bendigo Street was omitted in exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	210 (North Melbourne Primary School)	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	-
Errol Street	246	Contributory	-
Errol Street	248	Contributory	-
Errol Street	250-252	Significant	-
Errol Street	1-5	Significant	Significant
Errol Street	7	Significant	Significant

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Errol Street	95	Contributory	-
Errol Street	97	Contributory	-
Errol Street	99-101	Significant	-
Errol Street	103-107	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Errol Street	141	Contributory	-
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	193	Contributory	-
Errol Street	195	Contributory	-
Errol Street	205-207	Contributory	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Erskine Street	36	Contributory	-
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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	53	Contributory	-
Erskine Street	55	Contributory	-
Erskine Street	57	Contributory	-
Erskine Street	59	Contributory	-
Erskine Street	61	Contributory	-
Erskine Street	63	Contributory	-
Fogarty Street	8	Contributory	-
Fogarty Street	12	Contributory	-
Flemington Road	1 (Turf Club Hotel)	Significant	-
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	-

Comment [A98]: 8 Fogarty Street and 12 Fogarty Street are not in the Heritage Overlay.

Comment [A99]: 1 Flemington Road and 251-253 Peel Street are both listings for the Turf Club Hotel.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	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	-
Flemington Road	265-269	Contributory	-
Flemington Road	277	Contributory	-
Flemington Road	285-289	Contributory	-
Flemington Road	291	Contributory	-
Flemington Road	293	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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	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 Significant	-
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	-

Comment [A100]: Heritage category updated.
Refer to management response to C258 panel recommendation 52.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Hawke Street	2	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	-
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	104	Contributory	-
Hawke Street	110	Contributory	-

Comment [A101]: 2 Hawke Street has been demolished.
Refer to management response to panel recommendation 34.

Comment [A102]: 104 Hawke Street has been demolished.
Refer to para 201 of the City of Melbourne's Part B submission.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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
Hawke Street	51	Contributory	Significant
Hawke Street	53	Contributory	-
Hawke Street	55	Contributory	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	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	85	Significant	-
Howard Street	89	Significant	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Kipling Street	6	Contributory	-
Kipling Street	16	Contributory	-
Kipling Street	18	Contributory	-
Kipling Street	1	Contributory	-
Kipling Street	3	Contributory	-
Kipling Street	7-9	Contributory	-
Kipling Street	15	Contributory	-
Langford Street	8-18	Significant	-
Langford Street	134	Significant	-
Langford Street	63-119	Contributory	-
La Trobe Street	488-494	Significant	-
Laurens Street	24-78	Significant	-
Laurens Street	86-108	Contributory	-

Comment [A103]: Not in the Heritage Overlay.

Comment [A104]: Not in the Heritage Overlay.

Comment [A105]: 488-494 La Trobe Street has been demolished.

Refer to management response to C258 panel recommendation 31.

Comment [A106]: Not in the Heritage Overlay.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Laurens Street	146-166	Significant	-
Laurens Street	139-169	Contributory	-
Laurens Street	173-189	Significant	-
Laurens Street	191-199	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	37	Contributory	-
Leveson Street	65	Contributory	-
Leveson Street	67	Contributory	-
Leveson Street	69	Contributory	-
Leveson Street	71	Contributory	-
Leveson Street	101	Contributory	-
Leveson Street	103	Contributory	-

Comment [A107]: Not in the Heritage Overlay.

Comment [A108]: Not in the Heritage Overlay.

Comment [A109]: Not in the Heritage Overlay.

Comment [A110]: The listing for 14 Bendigo Street in the previous inventory relates to a heritage place which is located at 24-26 Bendigo Street. This has been determined from the 1985 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

This listing was included in the exhibited inventory as 101 Leveson Street because 14 Bendigo Street is part of 91-101 Leveson Street.

The heritage category for 24-26 Bendigo Street should be converted through a separate amendment.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Leveson Street	105	Contributory	-
Leveson Street	107	Contributory	-
Leveson Street	129-133	Contributory	-
Leveson Street	135-143	Contributory	-
Little Baillie Street	2	Contributory	-
Little Leveson Street	32-36	Significant	-
Little Leveson Street	19-21	Contributory	-
Little Leveson Street	27	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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	-
Macaulay Road	391	Contributory	-
Macaulay Road	393-399	Significant	-
Macaulay Road	407-411	Significant	-
Macaulay Road	435	Significant	-
Maribyrnong River	Railway Bridge	Significant	-
Mark Street	46	Significant	-
Mary Street	14	Significant	-
Mary Street	16	Significant	-
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	-

Comment [A111]: Moved from the Flemington and Kensington section of the inventory.

Comment [A112]: The listing for 103 Buncle Street in the previous inventory relates to a heritage place which is located at 99 Buncle Street. This has been determined from the 1985 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

This listing was included in the exhibited inventory as 2 McCabe Place because 103 Buncle Street is part of 2 McCabe Place.

The heritage category for 99 Buncle Street should be converted through a separate amendment.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Miller Street	7	Significant	-
Miller Street	9	Significant	-
Miller Street	11	Contributory	-
Miller Street	13	Contributory	-
Miller Street	15	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Milton Street	45-47	Contributory	-
Molesworth Street	2	Contributory	-
Molesworth Street	4	Contributory	-
Molesworth Street	10	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	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	-
Molesworth Street	76	Contributory	-
Molesworth Street	78	Significant	-
Molesworth Street	80	Significant	-
Molesworth Street	82	Significant	-
Molesworth Street	84	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	28	Contributory	-
Munster Terrace	80	Contributory	-
Munster Terrace	82	Contributory	-
Munster Terrace	86	Contributory	-
Munster Terrace	1-21	Significant	-
Murphy Street	7	Contributory	-
O'Connell Street	62-64	Contributory	-
O'Connell Street	66	Contributory	-
O'Connell Street	4	Significant	-
O'Connell Street	15-17	Significant	-
O'Connell Street	19	Significant	-
O'Connell Street	21-27	Contributory	-
O'Connell Street	39	Significant	-
O'Connell Street	41-59	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	-

Comment [A113]: Not in the Heritage Overlay.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	Contributory	-
Peel Street	69-71	Contributory	-
Peel Street	85-87	Contributory	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Peel Street	114	Significant	-
Peel Street	117	Contributory	-
Peel Street	119	Contributory	-
Peel Street	121	Significant	-
Peel Street	135	Contributory	-
Peel Street	137	Significant	-
Peel Street	139	Significant	-
Peel Street	141	Contributory	-
Peel Street	143	Significant	-
Peel Street	145	Significant	-
Peel Street	147	Significant	-
Peel Street	149	Contributory	-
Peel Street	151	Significant	-
Peel Street	153	Significant	-
Peel Street	155	Contributory	-
Peel Street	157	Significant	-
Peel Street	159	Contributory	-
Peel Street	191	Significant	-
Peel Street	193	Significant	-
Peel Street	197	Contributory	-
Peel Street	241	Significant	-
Peel Street	243	Contributory	-
Peel Street	251-253	Significant	-
Peel Street	195	Contributory	-
Phoenix Lane	4-8	Significant	Significant
Princess Street	4	Significant	-
Princess Street	6	Significant	-
Princess Street	1	Significant	-
Princess Street	3	Significant	-
Princess Street	5	Significant	-
Princess Street	7	Contributory	-
Princess Street	9	Contributory	-
Princess Street	11	Contributory	-

Comment [A114]: 1 Flemington Road and 251-253 Peel Street are both listings for the Turf Club Hotel.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	384	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	492	Significant	-
Queensberry Street	494	Significant	-
Queensberry Street	496	Significant	-
Queensberry Street	498-500	Contributory	-
Queensberry Street	502	Significant	-
Queensberry Street	504	Significant	-

Comment [A115]: The listing for 384 Queensberry Street in the previous inventory relates to the former Wesleyan church building which is located at 394-404 Queensberry Street. This has been determined from the 1985 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 394-404 Queensberry Street should be converted through a separate amendment.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Queensberry Street	506	Significant	-
Queensberry Street	514-516	Contributory	-
Queensberry Street	518-520	Contributory	-
Queensberry Street	536-542	Significant	-
Queensberry Street	544	Contributory	-
Queensberry Street	546	Contributory	-
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	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	331	Significant	-
Queensberry Street	333	Contributory	-
Queensberry Street	351-359	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Queensberry Street	361-363	Contributory	-
Queensberry Street	367-395	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	-
Queensberry Street	441-443	Contributory	-
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	-
Queensberry Street	475	Significant	-
Queensberry Street	477	Significant	-
Queensberry Street	479	Significant	-
Queensberry Street	481	Significant	-
Queensberry Street	483	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	-
Queensberry Street	569	Significant	-
Queensberry Street	579-589	Significant	-
Queensberry Street	603-615	Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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
Roden Street	70	Significant	Significant
Roden Street	72	Contributory	Significant
Roden Street	74	Contributory	Significant

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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, part (Briscoe and Co ironmongers warehouse complex), Hawke Street Wing)	Significant Contributory	-
Roden Street	172-184 164-170, part (Briscoe and Co ironmongers warehouse complex), Roden Street Wing)	Contributory Significant	-
Roden Street	164-184, Briscoe and Co ironmongers warehouse complex	Significant	-
Roden Street	1-37 (Primary School No. 1689)	Significant	Significant
Roden Street	159	Contributory Significant	-
Roden Street	163	Contributory Significant	-
Roden Street	171	Contributory	-
Roden Street	173-175	Contributory	-
Roden Street	171-179 (Wington Cottages)	Significant	-
Roden Street	177	Contributory	-

Comment [A116]: For 164-170 Roden Street and 172-184 Roden Street:
Building grading updated.
Refer to management response to C258 panel recommendation 21.

Comment [A117]: For 159 Roden Street and 163 Roden Street:
Building grading updated.
Refer to management response to C258 panel recommendation 19.

Comment [A118]: For consistency of approach, each property within individual Heritage Overlay HO844 is listed separately and the listing for house row should be removed.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Roden Street	179	Contributory	-
Roden Street	197	Significant	-
Roden Street	199	Significant	-
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	126 (rear 124)	Contributory	-
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	-
Rosslyn Street	109-133	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	-

Comment [A119]: Not in the Heritage Overlay and not proposed to be in the Heritage Overlay as part of C258.

Comment [A120]: 109-133 Rosslyn Street has been demolished.
Refer to para 201 of the City of Melbourne's Part B submission.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	187	Significant	-
Stanley Street	191	Significant	-
Stanley Street	193	Significant	-
Stanley Street	195	Contributory	-
Stanley Street	197	Contributory	-

Comment [A121]: 187 Stanley Street has been demolished.
Refer to para 201 of the City of Melbourne's Part B submission.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
Stanley Street	221	Contributory	-
Stawell Street	29	Significant	-
Stawell Street	49	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	-

Comment [A122]: Not in the Heritage Overlay.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
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	-
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	-
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	Significant	-
Victoria Street	570-578	Significant	-
Victoria Street	580	Contributory	-
Victoria Street	582	Contributory	-
Victoria Street	584	Contributory	-
Victoria Street	590-592	Contributory	-
Victoria Street	594-596	Significant	-

Comment [A123]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Victoria Street	598	Significant	-
Victoria Street	600	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	65-159	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

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Victoria Street	287-291	Contributory	Significant
Victoria Street	293	Significant	Significant
Victoria Street	295	Significant	Significant
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Victoria Street	431	Significant	-
Victoria Street	433	Contributory	-
Victoria Street	435	Contributory	-
Victoria Street	439	Contributory	-
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	Significant	-
Villiers Street	38	Significant	-
Villiers Street	42	Significant	-
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	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
William Street	470	Significant	-
William Street	472	Significant	-
William Street	474-476	Significant	-
William Street	478	Contributory	-
William Street	309	Significant	-
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	383-389 (Howard Street and William Street Reserve)	Contributory	-
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	22	Significant	-
Wood Street	24	Significant	-
Wood Street	26	Significant	-
Wood Street	28	Significant	-
Wood Street	30	Significant	-

Comment [A124]: Duplicate listing.

NORTH AND WEST MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Wreckyn Street	11	Significant	-

PARKVILLE

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Bayles Street	12	Contributory	Significant
Bayles Street	44	-	Significant
Bayles Street	16	Contributory	Significant
Bayles Street	18	Contributory	Significant
Bayles Street	20	Contributory	Significant
Bayles Street	22	Contributory	Significant
Bayles Street	26	Contributory	Significant
Bayles Street	28-30	Contributory	Significant
Bayles Street	32	Contributory	Significant
Bayles Street	34	Contributory	Significant
Bayles Street	36	Contributory	Significant
Bayles Street	38	Contributory	Significant
Bayles Street	40-48	Contributory	Significant
Bayles Street	27-37	Significant	Significant
Benjamin Street	14	Contributory	Significant
Benjamin Street	16	Contributory	Significant
Benjamin Street	18	Contributory	Significant
Benjamin Street	20	Contributory	Significant
Benjamin Street	22	Contributory	Significant
Benjamin Street	24	Contributory	Significant
Benjamin Street	26	Contributory	Significant
Benjamin Street	13	Contributory	Significant
Benjamin Street	15	Contributory	Significant
Benjamin Street	17	Contributory	Significant
Benjamin Street	19	Contributory	Significant
Benjamin Street	21	Contributory	Significant
Benjamin Street	23	Contributory	Significant
Benjamin Street	25	Contributory	Significant
Brens Drive	Anzac Hall	Significant	
Church Street	2-4	Contributory	-

Comment [A125]: Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Church Street	6-8	Contributory	-
Church Street	10-12	Contributory	-
Church Street	14	Contributory	-
Church Street	16	Contributory	-
Church Street	18	Contributory	-
Church Street	22	Contributory	-
Church Street	24	Contributory	-
Church Street	26	Contributory	-
Church Street	28	Contributory	-
Church Street	30	Contributory	-
Church Street	32	Contributory	-
Church Street	1-7	Contributory	-
Church Street	11-15	Contributory	-
Church Street	19	Contributory	-
Church Street	21-25	Significant	-
Church Street	17	Contributory	-
Degraves Street	12	Contributory	Significant
Degraves Street	14	Significant	Significant
Degraves Street	16	Contributory	Significant
Degraves Street	18	Contributory	Significant
Degraves Street	20	Contributory	Significant
Degraves Street	22	Contributory	Significant
Degraves Street	33	Significant	Significant
Degraves Street	35	Significant	Significant
Degraves Street	37	Significant	Significant
Degraves Street	39-43	Significant	Significant
Elliott Avenue	Aboriginal Scarred Tree (Melbourne zoo)	Significant	-
Elliott Avenue	Carousel (Melbourne Zoo)	Significant	-
Elliott Avenue	Royal Melbourne Zoological Gardens	Significant	-
Fitzgibbon Street	14	Contributory	Significant
Fitzgibbon Street	16	Contributory	Significant
Fitzgibbon Street	18-20	Contributory	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Fitzgibbon Street	22-24	Contributory	Significant
Fitzgibbon Street	26	Contributory	Significant
Fitzgibbon Street	28	Contributory	Significant
Fitzgibbon Street	46	Contributory	Significant
Fitzgibbon Street	48	Contributory	Significant
Fitzgibbon Street	50	Contributory	Significant
Fitzgibbon Street	52	Contributory	Significant
Fitzgibbon Street	54	Contributory	Significant
Fitzgibbon Street	56	Contributory	Significant
Fitzgibbon Street	58	Contributory	Significant
Fitzgibbon Street	60	Contributory	Significant
Fitzgibbon Street	62	Contributory	Significant
Fitzgibbon Street	64	Contributory	Significant
Fitzgibbon Street	66	Contributory	Significant
Fitzgibbon Street	68	Contributory	Significant
Fitzgibbon Street	70	Contributory	Significant
Fitzgibbon Street	72	Contributory	Significant
Fitzgibbon Street	74	Contributory	Significant
Fitzgibbon Street	86	Contributory	Significant
Fitzgibbon Street	88	Contributory	Significant
Fitzgibbon Street	90	Contributory	Significant
Fitzgibbon Street	92	Contributory	Significant
Fitzgibbon Street	94	Contributory	Significant
Fitzgibbon Street	96	Contributory	Significant
Fitzgibbon Street	11	Contributory	Significant
Fitzgibbon Street	13	Contributory	Significant
Fitzgibbon Street	15	Contributory	Significant
Fitzgibbon Street	17	Contributory	Significant
Fitzgibbon Street	19	Contributory	Significant
Fitzgibbon Street	21	Contributory	Significant
Fitzgibbon Street	23	Contributory	Significant
Fitzgibbon Street	39-49	Contributory	Significant
Fitzgibbon Street	51	Contributory	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Fitzgibbon Street	53-55	Contributory	Significant
Fitzgibbon Street	57	Contributory	Significant
Fitzgibbon Street	59	Contributory	Significant
Fitzgibbon Street	61	Contributory	Significant
Fitzgibbon Street	63	Contributory	Significant
Fitzgibbon Street	65	Contributory	Significant
Fitzgibbon Street	67	Contributory	Significant
Fitzgibbon Street	69-73	Significant	Significant
Flemington Road	199-207	Contributory	-
Flemington Road	72	Contributory	-
Flemington Road	72A	Contributory	-
Flemington Road	74	Contributory	-
Flemington Road	76	Contributory	-
Flemington Road	78	Contributory	-
Flemington Road	80-84	Contributory	-
Flemington Road	98	Contributory	-
Flemington Road	122-124	Contributory	-
Flemington Road	126	Contributory	-
Flemington Road	128	Contributory	-
Flemington Road	Royal Park	Significant	Significant
Gatehouse Street	6	Contributory	Significant
Gatehouse Street	8	Contributory	Significant
Gatehouse Street	10	Contributory	Significant
Gatehouse Street	12	Contributory	Significant
Gatehouse Street	14-18	Contributory	Significant
Gatehouse Street	22-24	Contributory	Significant
Gatehouse Street	26-32	Contributory	Significant
Gatehouse Street	34-36	Contributory	Significant
Gatehouse Street	50	Contributory	Significant
Gatehouse Street	52	Contributory	Significant
Gatehouse Street	54-56	Contributory	Significant
Gatehouse Street	58	Contributory	Significant
Gatehouse Street	60	Contributory	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Gatehouse Street	62	Contributory	Significant
Gatehouse Street	64	Contributory	Significant
Gatehouse Street	66	Contributory	Significant
Gatehouse Street	68	Contributory	Significant
Gatehouse Street	70	Contributory	Significant
Gatehouse Street	72	Contributory	Significant
Gatehouse Street	74	Contributory	Significant
Gatehouse Street	76	Contributory	Significant
Gatehouse Street	78-80	Contributory	Significant
Gatehouse Street	82	Contributory	Significant
Gatehouse Street	84	Contributory	Significant
Gatehouse Street	86-88	Contributory	Significant
Gatehouse Street	90-92	-	Significant
Gatehouse Street	96	Contributory	Significant
Gatehouse Street	98	-	Significant
Gatehouse Street	100	-	Significant
Gatehouse Street	106	-	Significant
Gatehouse Street	108	-	Significant
Gatehouse Street	110	-	Significant
Gatehouse Street	112	-	Significant
Gatehouse Street	114	Contributory	Significant
Gatehouse Street	116	Contributory	Significant
Gatehouse Street	118	Contributory	Significant
Gatehouse Street	120-122	Contributory	Significant
Gatehouse Street	124	Contributory	Significant
Gatehouse Street	126	Contributory	Significant
Gatehouse Street	128-130	Contributory	Significant
Gatehouse Street	132-134	Contributory	Significant
Gatehouse Street	136-138	Contributory	Significant
Gatehouse Street	140-142	Contributory	Significant
Gatehouse Street	144	Contributory	Significant
Gatehouse Street	146	Contributory	Significant
Gatehouse Street	148-150	Contributory	Significant

Comment [A126]: For 98-112 Gatehouse Street:

Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Gatehouse Street	154	Contributory	Significant
Gatehouse Street	156	Contributory	Significant
Gatehouse Street	158	Contributory	Significant
Gatehouse Street	160	Contributory	Significant
Gatehouse Street	162	Contributory	Significant
Gatehouse Street	164-166	Contributory	Significant
Gatehouse Street	168	Contributory	Significant
Gatehouse Street	170	Contributory	Significant
Gatehouse Street	172	Contributory	Significant
Gatehouse Street	174	Contributory	Significant
Gatehouse Street	176	Contributory	Significant
Gatehouse Street	178	Significant	Significant
Gatehouse Street	180	Significant	Significant
Gatehouse Street	182-186	Contributory	Significant
Gatehouse Street	188-198	Significant	Significant
Kirrip Crescent	2-14	Significant	-
Leonard Street	36-54	Contributory	-
Manchester Lane	1-29 (Former Royal Park Psychiatric Hospital)	Significant	-
Manningham Street	2A	Significant	-
Manningham Street	66	Contributory	-
Manningham Street	68	Contributory	-
Manningham Street	70	Contributory	-
Manningham Street	72-78	Contributory	-
Manningham Street	1	Contributory	-
Manningham Street	3	Contributory	-
Manningham Street	21-25	Contributory	-
Manningham Street	27-31	Contributory	-
Manningham Street	35	Contributory	-
Manningham Street	39	Significant	-
Morrah Street	14	Contributory	Significant
Morrah Street	16	Contributory	Significant
Morrah Street	18	Contributory	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Morrah Street	20	Contributory	Significant
Morrah Street	26-30	Contributory	Significant
Morrah Street	32	Contributory	Significant
Morrah Street	34	Contributory	Significant
Morrah Street	36	Contributory	Significant
Morrah Street	38-40	Contributory	Significant
Morrah Street	42	Contributory	Significant
Morrah Street	44	Significant	Significant
Morrah Street	46	Contributory	Significant
Morrah Street	48	Significant	Significant
Morrah Street	52	Contributory	Significant
Morrah Street	54	Contributory	Significant
Morrah Street	56	-	Significant
Morrah Street	58	Contributory	Significant
Morrah Street	60	Contributory	Significant
Morrah Street	62	Contributory	Significant
Morrah Street	64-66	Contributory	Significant
Morrah Street	68-70	Contributory	Significant
Morrah Street	15	Contributory	Significant
Morrah Street	17	Contributory	Significant
Morrah Street	19	Contributory	Significant
Morrah Street	21	Contributory	Significant
Morrah Street	27	Significant	Significant
Morrah Street	29	Significant	Significant
Morrah Street	31	Contributory	Significant
Morrah Street	33	Contributory	Significant
Morrah Street	35-37	-	Significant
Morrah Street	39-41	-	Significant
Morrah Street	43	Contributory	Significant
Morrah Street	45	Contributory	Significant
Morrah Street	47	Contributory	Significant
Morrah Street	49	Contributory	Significant
Morrah Street	51	Contributory	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Morrah Street	53	Contributory	Significant
Morrah Street	55	Contributory	Significant
Morrah Street	57	Contributory	Significant
Morrah Street	61-63	Contributory	Significant
Morrah Street	65	Contributory	Significant
Morrah Street	67	Contributory	Significant
Morrah Street	69	Contributory	Significant
Morrah Street	71	Contributory	Significant
Morrah Street	73	Contributory	Significant
Old Poplar Road	Women's Dressing Pavilion	Significant	-
Park Drive	20-24	Contributory	Significant
Park Drive	26-30	-	Significant
Park Drive	32	-	Significant
Park Drive	34	Contributory	Significant
Park Drive	36	Contributory	Significant
Park Drive	38-40	Contributory	Significant
Park Drive	42-44	Contributory	Significant
Park Drive	54-58	Contributory	Significant
Park Drive	62	Significant	Significant
Park Drive	64	Significant	Significant
Park Drive	66	Contributory	Significant
Park Drive	68	Contributory	Significant
Park Drive	70	Contributory	Significant
Park Drive	72	Contributory	Significant
Park Drive	74	Contributory	Significant
Park Drive	76	Contributory	Significant
Park Drive	78-80	Contributory	Significant
Park Drive	104-108	Contributory	Significant
Park Drive	110	Significant	Significant
Park Drive	112	Significant	Significant
Park Drive	114-118	Significant	Significant
Park Drive	122-124	Contributory	Significant
Park Drive	126-132	-	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Park Drive	134-140	Contributory	Significant
Park Drive	142	Contributory	Significant
Park Drive	144	Contributory	Significant
Park Drive	146	Contributory	Significant
Park Drive	148	Contributory	Significant
Park Drive	150	Contributory	Significant
Park Drive	152	Contributory	Significant
Park Drive	154	Contributory	Significant
Park Drive	1-9	Contributory	Significant
Park Drive	11	Contributory	Significant
Park Drive	13	Contributory	Significant
Park Drive	15	Contributory	Significant
Park Drive	17	Contributory	Significant
Park Drive	19-21	Contributory	Significant
Park Drive	23	Contributory	Significant
Park Drive	25	Contributory	Significant
Park Drive	27	Contributory	Significant
Park Drive	29	Contributory	Significant
Park Drive	31	Contributory	Significant
Park Drive	33	Contributory	Significant
Park Drive	35	Contributory	Significant
Park Drive	39	Contributory	Significant
Park Drive	41	Contributory	Significant
Park Drive	43	Contributory	Significant
Park Drive	45	Contributory	Significant
Park Drive	47-49	Contributory	Significant
Park Drive	51	Contributory	Significant
Park Drive	53	Contributory	Significant
Park Drive	55	Contributory	Significant
Park Drive	57	Contributory	Significant
Park Drive	59-63	-	Significant
Park Drive	65-67	Contributory	Significant
Park Drive	69	Contributory	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Park Drive	71	Contributory	Significant
Park Drive	73	Contributory	Significant
Park Drive	75	Contributory	Significant
Park Drive	77	Contributory	Significant
Park Drive	79	Contributory	Significant
Park Drive	81-83	Significant	Significant
Park Drive	85	Contributory	Significant
Park Drive	87	Contributory	Significant
Park Drive	89	Contributory	Significant
Park Drive	91	Contributory	Significant
Park Drive	93	Contributory	Significant
Park Drive	95	Contributory	Significant
Park Drive	97-99	-	Significant
Park Drive	103	Contributory	Significant
Park Drive	105	Contributory	Significant
Park Drive	107	Contributory	Significant
Park Drive	109	Contributory	Significant
Park Drive	121	Contributory	Significant
Park Drive	123	Contributory	Significant
Park Drive	125	Contributory	Significant
Park Drive	127-129	Contributory	Significant
Park Drive	131	Contributory	Significant
Park Drive	133	Contributory	Significant
Park Drive	135	Contributory	Significant
Park Drive	137	Contributory	Significant
Park Drive	139	Contributory	Significant
Park Drive	141	Contributory	Significant
Park Drive	143	Contributory	Significant
Park Drive	145	Significant	Significant
Park Drive	147	Significant	Significant
Park Drive	149	Significant	Significant
Park Drive	151	Contributory	Significant
Park Drive	153	Contributory	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Park Drive	155	Contributory	Significant
Park Drive	157	Contributory	Significant
Park Drive	159	Significant	Significant
Park Drive	169	Contributory	Significant
Park Drive	171	Contributory	Significant
Park Drive	173	Significant	Significant
Park Drive	175	Significant	Significant
Park Drive	177	Contributory	Significant
Park Drive	179	Contributory	Significant
Park Drive	181	Contributory	Significant
Park Drive	183	Contributory	Significant
Park Drive	185	Significant	Significant
Park Drive	187	Significant	Significant
Park Drive	189-195	-	Significant
Park Drive	197	Contributory	Significant
Park Drive	199	Contributory	Significant
Park Drive	201	Contributory	Significant
Park Drive	203	Contributory	Significant
Park Drive	205	Contributory	Significant
Poplar Road	36-56	Significant	-
Poplar Road	45	Significant	-
Royal Parade	-	Significant	-
Royal Parade	1	Contributory	Significant
Royal Parade	3	Contributory	Significant
Royal Parade	5	Contributory	Significant
Royal Parade	7-13	Contributory	Significant
Royal Parade	15	Contributory	Significant
Royal Parade	17	Contributory	Significant
Royal Parade	19	Contributory	Significant
Royal Parade	21-27, includes:	Contributory	Significant
	• 21-23 Royal Parade	Significant	Significant
	• 25 Royal Parade	Contributory	Significant
	• 27 Royal Parade	Contributory	Significant

Comment [A127]: Updated to reflect the significant and contributory buildings within 21-27 Royal Parade.
Refer to management response to C258 panel recommendation 42.

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Royal Parade	29-31	Contributory	Significant
Royal Parade	33	Significant	Significant
Royal Parade	35-39	-	Significant
Royal Parade	43-49	Contributory	Significant
Royal Parade	51	Significant	Significant
Royal Parade	53	Significant	Significant
Royal Parade	55	Significant	Significant
Royal Parade	57	Contributory	Significant
Royal Parade	59	Contributory	Significant
Royal Parade	61	Contributory	Significant
Royal Parade	63-65	Contributory	Significant
Royal Parade	67	Contributory	Significant
Royal Parade	69	Contributory	Significant
Royal Parade	71	Significant	Significant
Royal Parade	73	Significant	Significant
Royal Parade	75	Contributory	Significant
Royal Parade	77-83	Contributory	Significant
Royal Parade	87	Contributory	Significant
Royal Parade	89	Significant	Significant
Royal Parade	91	Contributory	Significant
Royal Parade	93-97	Contributory	Significant
Royal Parade	99	Contributory	Significant
Royal Parade	101	Contributory	Significant
Royal Parade	103	Contributory	Significant
Royal Parade	105	Contributory	Significant
Royal Parade	107	Significant	Significant
Royal Parade	113-115	Contributory	Significant
Royal Parade	117	Contributory	Significant
Royal Parade	119	Contributory	Significant
Royal Parade	121-125	Contributory	Significant
Royal Parade	127	Contributory	Significant
Royal Parade	129-133	-	Significant
Royal Parade	135-137	-	Significant

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Royal Parade	139	Contributory	Significant
Royal Parade	141	-	Significant
Royal Parade	143	-	Significant
Royal Parade	149	Significant	Significant
Royal Parade	151-153	-	Significant
Royal Parade	155	Significant	Significant
Royal Parade	171	Significant	Significant
Royal Parade	197-259; includes: 	-	-
Royal Parade	• 197-203 259 Royal Parade	Contributory	-
Royal Parade	499-507	Significant	-
Royal Parade	509-513	Significant	-
Royal Parade	543	Contributory	-
Royal Parade	545	Contributory	-
Royal Parade	547	Contributory	-
Royal Parade	549	Contributory	-
Royal Parade	551-559	Significant	-
Royal Parade	561-587 (Substation)	Contributory	-
Southgate Street	1-9	Significant	-
Southgate Street	25-29	Contributory	-
Story Street	24-26	Contributory	Significant
Story Street	28	Contributory	Significant
Story Street	30	Contributory	Significant
Story Street	32	Contributory	Significant
Story Street	34	Contributory	Significant
Story Street	36	Contributory	Significant
Story Street	38	Contributory	Significant
Story Street	40	Contributory	Significant
Story Street	42	Contributory	Significant
Story Street	44	Contributory	Significant
Story Street	46	Contributory	Significant
Story Street	48	Contributory	Significant
Story Street	50	Contributory	Significant

Comment [A128]: Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A129]: No change to 171 Royal Parade.

Listing in the exhibited inventory related to *H0321 Parkville Uniting Church, 171 Royal Parade, Parkville* which applies to 157-175 Royal Parade. To avoid any confusion about the heritage category of 157-169 and 173-175 Royal Parade, these addresses should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage grading.

Comment [A130]: 197-259 Royal Parade contains three addresses listed in the previous inventory. The contributory grading relates to 197-203 Royal Parade which was previously C graded.

217 Royal Parade and 1-33 Leonard Street are also within this property and were omitted from the exhibited inventory. They should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage grading.

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Story Street	52	Contributory	Significant
Story Street	54	Contributory	Significant
Story Street	58	Contributory	Significant
Story Street	60	Contributory	Significant
Story Street	62	Contributory	Significant
Story Street	64	Contributory	Significant
Story Street	66	Contributory	Significant
Story Street	68	Contributory	Significant
Story Street	70	Contributory	Significant
Story Street	72	Contributory	Significant
Story Street	74	Contributory	Significant
Story Street	78	Contributory	Significant
Story Street	80	Contributory	Significant
Story Street	82	Contributory	Significant
Story Street	84	Contributory	Significant
Story Street	86	Contributory	Significant
Story Street	88	Contributory	Significant
Story Street	90	Contributory	Significant
Story Street	92	Contributory	Significant
Story Street	1	Contributory	Significant
Story Street	5	Significant	Significant
Story Street	77	Significant	Significant
The Avenue	22	Significant	-
The Avenue	24-26	Contributory	-
The Avenue	28-32	Contributory	-
The Avenue	40	Contributory	-
The Avenue	42	Contributory	-
The Avenue	44-52	Contributory	-
The Avenue	116-156	Significant	-
The Avenue	170-172 (Ridley College)	Significant	-
The Avenue	182-190	Significant	-
The Avenue	192-198	Significant	-
The Avenue	260-270	Contributory	-

Comment [A131]: Listed in the exhibited inventory under the incorrect address due to a clerical error. The heritage category should apply to 160 The Avenue which was previously Ridley College.

160 The Avenue should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

PARKVILLE			
Street	Number	Building Category	Grading Significant Streetscape
The Avenue	272	Significant	-
The Avenue	274	Significant	-
The Avenue	276	Significant	-
The Avenue	278	Significant	-
The Avenue	294	Significant	-
The Avenue	296	Significant	-
The Avenue	298	Significant	-
The Avenue	300	Significant	-
The Avenue	302	Significant	-
The Avenue	304	Significant	-
The Avenue	306	Significant	-
The Avenue	308	Significant	-
The Avenue	310	Significant	-
The Avenue	Park Keeper's Lodge	Significant	-
The University of Melbourne	1888 Building, Part of Former Melbourne Teachers College	Significant	Significant
The University of Melbourne	Agriculture and Forestry Building	Significant	-
The University of Melbourne	Baldwin Spencer Building (Old Zoology)	Significant	-
The University of Melbourne	Beaurepaire Centre	Significant	Significant
The University of Melbourne	Behan Building, Trinity College	Significant	Significant
The University of Melbourne	Botany Building (excluding North Wing)	Significant	Significant
The University of Melbourne	Chemistry Building (excluding East Wing)	Significant	-
The University of Melbourne	Clarke Building, Trinity College	Significant	Significant
The University of Melbourne	Colonial Bank Door	Significant	Significant
The University of Melbourne	Conservatorium of Music & Melba Hall	Significant	Significant
The University of Melbourne	Cricket Pavilion & Scoreboard	Significant	Significant
The University of	Former Bank Façade (Old	Significant	-

Comment [A132]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A133]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A134]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A135]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

PARKVILLE			
Street	Number	Building Category Grading	Significant Streetscape
Melbourne	Commerce Blg)		
The University of Melbourne	Former National Museum (Student Union Blg)	Significant	-
The University of Melbourne	Gatekeepers Cottage (excluding 1962 extension)	Significant	Significant
The University of Melbourne	Grainger Museum	Significant	Significant
The University of Melbourne	Janet Clarke Hall	Significant	Significant
The University of Melbourne	Law School Building & Old Quadrangle	Significant	Significant
The University of Melbourne	Main Entrance Gates (Gate 6), Pillars & Fence	Significant	Significant
The University of Melbourne	Natural Philosophy Blg	Significant	Significant
The University of Melbourne	Newman College	Significant	Significant
The University of Melbourne	Northern Market Reserve Wall	Significant	Significant
The University of Melbourne	Old Arts Building	Significant	Significant
The University of Melbourne	Old Engineering Building (1899 section only)	Significant	-
The University of Melbourne	Old Geology Building (Northern section only)	Significant	-
The University of Melbourne	Old Pathology Building (excluding the physics annex)	Significant	-
The University of Melbourne	Old Physics Conference Room & Gallery	Significant	Significant
The University of Melbourne	Ormond College	Significant	Significant
The University of Melbourne	Part of Former Melbourne Teachers College (Frank Tate Building)	Significant	Significant
The University of Melbourne	Queens College Main Wings	Significant	Significant
The University of Melbourne	Richard Berry Building	Significant	-
The University of Melbourne	Squash Courts, Trinity	Significant	Significant

Comment [A136]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A137]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A138]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A139]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A140]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A141]: Squash Courts, Trinity College have been demolished.
Refer to management response to C258 panel recommendation 43.

PARKVILLE			
Street	Number	Building Category	Grading Significant Streetscape
Melbourne	College		
The University of Melbourne	Systems Garden Tower	Significant	Significant
The University of Melbourne	Trinity Chapel & College	Significant	Significant
The University of Melbourne	Underground Car Park	Significant	Significant
The University of Melbourne	University House	Significant	-
The University of Melbourne	Vice Chancellor's House	Significant	Significant
The University of Melbourne	Walter Boas Building (Former CSIRO Science Bldg)	Significant	-
The University of Melbourne	Wilson Hall	Significant	Significant
Wimble Street	16	Contributory	Significant
Wimble Street	18	Contributory	Significant
Wimble Street	20	Contributory	Significant
Wimble Street	22	Contributory	Significant
Wimble Street	24	Contributory	Significant
Wimble Street	30	Contributory	Significant
Wimble Street	32	Contributory	Significant
Wimble Street	34	Contributory	Significant
Wimble Street	13	Contributory	Significant
Wimble Street	15	Contributory	Significant

Comment [A142]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A143]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

Comment [A144]: Streetscape grading removed for buildings which do not front onto a public street.
Refer to management response to C258 panel recommendation 43.

SOUTH MELBOURNE, SOUTHBANK, DOCKLANDS & PORT MELBOURNE

SOUTH MELBOURNE, SOUTHBANK, DOCKLANDS & PORT MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Bourke Street	731-733	Significant	-
City Road	272	Significant	-
City Road	278-282	Significant	-
City Road	300	Significant	-
City Road	115-141	Significant	-
City Road	157-165	Significant	-
City Road	171	Significant	-
City Road	207-229	Significant	-
City Road	235-237	Significant	-
City Road	269-271	Significant	-
Clarendon Street	28	Significant	-
Clarendon Street	109-117	Significant	-
Clarendon Street	2A and cargo sheds 4, 5, 6, 7, 8, 9	Significant	-
Clarendon Street	Bridge	Significant	-
Collins Street	708-710	Significant	-
Collins Street	749-755	Significant	-
Dodds Street	1-39	Significant	-
Flinders Street	614-666	Significant	-
Flinders Street	717	Significant	-
Flinders Street	731-739	Significant	-
Haig Street	46-48	Significant	-
Kavanagh Street	40-46	Significant	-
Kavanagh Street	93	Significant	-
Lorimer Street	344-370	Significant	-
Riverside Quay	1	Significant	-
Sandridge Railway Line Bridge, over Yarra River, Southbank & Melbourne	-	Significant	-
South Wharf Road	4-9	Significant	-
Southbank Road Boulevard	148-170	Significant	-

SOUTH MELBOURNE, SOUTHBANK, DOCKLANDS & PORT MELBOURNE			
Street	Number	Building Category Grading	Significant Streetscape
Southbank Road Boulevard	93-115	Significant	-
Spencer Street	33-67	Significant	-
St Kilda Road	2-128	Significant	-
St Kilda Road	130-200	Significant	-
St Kilda Road	234-254	Significant	-
St Kilda Road	Tram Shelter (crn with Dorcas Street)	Significant	-
Sturt Street	102-118	Significant	-
Sturt Street	1-9	Significant	-
Sturt Street	23-31	Significant	-
Sturt Street	43-45	Significant	-
Sturt Street	113-115	Significant	-
Todd Road	231-249	Significant	-
Victoria Dock, Harbour Esplanade, Victoria Harbour Promenade, North Wharf Road, Docklands Drive & Newquay Promenade	-	Significant	-
Village Street	2-42	Significant	-
Village Street	68-82	Significant	-

SOUTH YARRA

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Acland Street	23-25	Significant	-
Adams Street	24-28	Contributory	-
Adams Street	30	Contributory	-
Adams Street	44	Contributory	-
Adams Street	46-50	Contributory	-
Adams Street	19-23	Significant	-
Adams Street	25-29	Significant	-
Adams Street	31-35	Contributory	
Adams Street	37-41	Contributory	-
Airlie Street	24-26	Contributory	-
Airlie Street	28-30	Contributory	-
Airlie Street	34	Contributory	-
Airlie Street	36	Contributory	-
Airlie Street	38-40	Contributory	-
Airlie Street	42	Contributory	-
Airlie Street	44	Contributory	-
Airlie Street	46	Contributory	-
Airlie Street	52-54	Contributory	-
Airlie Street	56-60	Contributory	-
Airlie Street	62-64	Contributory	-
Airlie Street	66-68	Contributory	-
Airlie Street	11-23	Contributory	-
Airlie Street	25-27	Contributory	-
Airlie Street	29-33	Contributory	-
Airlie Street	35-37	Contributory	-
Airlie Street	39-41	Contributory	-
Airlie Street	51	Contributory	-
Airlie Street	53	Contributory	-
Airlie Street	55	Contributory	-
Alexandra Avenue	Alexandra Park	Significant	-

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Alexandra Avenue	Alexandra Gardens	Significant	-
Alexandra Avenue	1-5	Contributory	-
Alexandra Avenue	9-11	Significant	-
Alexandra Avenue	13	Contributory	-
Alexandra Avenue	15	Contributory	-
Alexandra Avenue	21-23	Contributory	-
Alexandra Avenue	25	Contributory	-
Alexandra Avenue	31-33	Contributory	-
Alexandra Avenue	39	Contributory	-
Alexandra Avenue	45	Contributory	-
Anderson Street	36-42	Significant	-
Anderson Street	44-46	Contributory	-
Anderson Street	62-108	Significant	-
Anderson Street	118-120	Contributory	-
Anderson Street	130-132	Significant	-
Anderson Street	134	Contributory	-
Anderson Street	Morell Bridge	Significant	-
Arnold Street	14	Contributory	-
Arnold Street	16	Contributory	-
Arnold Street	18-22	Contributory	-
Arnold Street	38-48	Contributory	-
Arnold Street	50	Contributory	-
Arnold Street	52	Contributory	-
Arnold Street	37-41	Contributory	-
Arnold Street	45	Significant	-
Arnold Street	47	Significant	-
Arnold Street	49	Contributory	-
Bromby Street	2-124	Significant	-
Bromby Street	1-7, includes:	Significant	-
	• 3 Bromby Street	Significant	
Bromby Street	11-13	Contributory	-
Bromby Street	15-17	Contributory	-
Bromby Street	31-37	Contributory	-

Comment [A145]: 1-7 Bromby Street contains two addresses listed in the previous inventory including the Myer Music School which faces Domain Street. Myer Music School was omitted in the exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Bromby Street	39-45	Contributory	-
Bromby Street	55	Significant	-
Bromby Street	57	Significant	-
Bromby Street	59	Significant	-
Bromby Street	61	Significant	-
Bromby Street	67-69	Contributory	-
Clowes Street	4	Significant	-
Clowes Street	8	Significant	-
Clowes Street	54	Significant	-
Clowes Street	72	Significant	-
Clowes Street	80	Significant	-
Clowes Street	17	Significant	-
Clowes Street	31	Significant	-
Clowes Street	63	Significant	-
Commercial Road	23-99	Significant	-
Dallas Brooks Drive (Domain Parklands)	Domain House Reserve	Significant	Significant
Dallas Brooks Drive (Domain Parklands)	Edmund Herring Pavilion	-	Significant
Dallas Brooks Drive (Domain Parklands)	23	-	Significant
Day Street	12-14	Contributory	-
Day Street	18	Contributory	-
Day Street	20	Contributory	-
Domain Road	146	-	Significant
Domain Road	148	-	Significant
Domain Road	216-218	Contributory	-
Domain Road	220	Contributory	-
Domain Road	228-230	Significant	-
Domain Road	244-246	Contributory	-
Domain Road	248-250	Contributory	-
Domain Road	252	Significant	-
Domain Road	254-260	Significant	-
Domain Road	1-99	Significant	-

Comment [A146]: Incorrect building category in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A147]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Domain Road	93-151	Significant	-
Domain Road	101-117 (Melbourne Grammar School)	Significant	Significant
Domain Road	119-123	Significant	-
Domain Road	131-133	Contributory	-
Domain Road	155	Contributory	-
Domain Road	161-173	Contributory	-
Domain Road	185-189	Contributory	-
Domain Road	203	Contributory	-
Domain Road	205-207	Significant	-
Domain Road	221-223	Contributory	-
Domain Road	233-235	Contributory	-
Domain Road	237-239	Significant	-
Domain Road	241-247	Significant	-
Domain Road	249-251	Contributory	-
Domain Road	253-257	Significant	-
Domain Street	20	Significant	-
Domain Street	22	Contributory	-
Domain Street	24	Contributory	-
Domain Street	38-40	Contributory	-
Domain Street	42-46	Contributory	-
Domain Street	48	Contributory	-
Domain Street	50	Contributory	-
Domain Street	54-58	Contributory	-
Domain Street	60-64	Contributory	-
Domain Street	68-70	Contributory	-
Domain Street	72-76	Contributory	-
Domain Street	78	Contributory	-
Domain Street	80	Contributory	-
Domain Street	82	Contributory	-
Domain Street	94	Contributory	-
Domain Street	96	Contributory	-
Domain Street	98	Contributory	-

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Domain Street	406	Contributory	-
Domain Street	410	Contributory	-
Domain Street	414	Contributory	-
Domain Street	418	Contributory	-
Domain Street	424	Contributory	-
Domain Street	432	Contributory	-
Domain Street	436	Contributory	-
Domain Street	442	Contributory	-
Domain Street	448	Contributory	-
Domain Street	1-31	Contributory	-
Domain Street	33-35	Contributory	-
Fairlie Court	16-18	Contributory	-
Fairlie Court	20-22	Contributory	-
Fairlie Court	1	Significant	-
Fairlie Court	3-5	Significant	-
Fairlie Court	7-9	Contributory	-
Fairlie Court	15-17	Contributory	-
Government House Drive	Government House Complex	Significant	-
Government House Drive (Domain Parklands)	10 (depot and toilet)	Significant	-
Hoddle Bridge	Hoddle Bridge	Significant	-
Hope Street	2-14 (Fawkner Club Hotel)	Contributory	-
Hope Street	16-18	Contributory	-
Hope Street	20	Contributory	-
Hope Street	22	Contributory	-
Hope Street	24	Contributory	-
Hope Street	26	Contributory	-
Hope Street	28-30	Contributory	-
Hope Street	32-40	Contributory	-
Hope Street	42-44	Contributory	-
Hope Street	46-48	Contributory	-
Hope Street	50-52	Contributory	-

Comment [A148]: For 106-142 and 148 Domain Street:

Streetscape category omitted in exhibited inventory for 106-142 and 148 Domain Street.

Incorrect building grading for 106, 124, 142 and 148 Domain Street in exhibited inventory.

These addresses should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage grading.

Comment [A149]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Hope Street	54-56	Contributory	-
Hope Street	58-60	Contributory	-
Hope Street	62-64	Contributory	-
Hope Street	66	Contributory	-
Hope Street	68	Contributory	-
Hope Street	70	Contributory	-
Hope Street	72	Contributory	-
Hope Street	74-76	Contributory	-
Hope Street	78	Contributory	-
Hope Street	80-82	Contributory	-
Hope Street	84	Contributory	-
Hope Street	110-112	Contributory	-
Hope Street	96-98	Contributory	-
Hope Street	114	Contributory	-
Hope Street	19	Contributory	-
Hope Street	21	Contributory	-
Hope Street	47-49	Contributory	-
Hope Street	51	Contributory	-
Hope Street	53-57	Contributory	-
Hope Street	65-67	Contributory	-
Hope Street	69-71	Contributory	-
Hope Street	73	Contributory	-
Hope Street	75-77	Contributory	-
Hope Street	79	Contributory	-
Hope Street	81-83	Contributory	-
Hope Street	85	Contributory	-
Hope Street	87-89	Contributory	-
Hope Street	91-95	Contributory	-
Hope Street	101	Contributory	-
Hope Street	103	Contributory	-
Hope Street	121	Contributory	-
Hope Street	123	Contributory	-
Hope Street	125	Contributory	-

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Hope Street	127	Contributory	-
Leopold Street	48	Contributory	-
Leopold Street	50	Contributory	-
Leopold Street	84	Contributory	-
Leopold Street	86	Contributory	-
Leopold Street	88	Contributory	-
Leopold Street	90	Contributory	-
Leopold Street	92	Contributory	-
Leopold Street	94	Contributory	-
Leopold Street	96	Contributory	-
Leopold Street	98	Contributory	-
Leopold Street	100	Contributory	-
Leopold Street	102	Contributory	-
Leopold Street	104-106	Contributory	-
Leopold Street	108-110	Contributory	-
Leopold Street	21	Contributory	-
Leopold Street	23	Contributory	-
Leopold Street	33-35	Contributory	-
Leopold Street	37	Contributory	-
Leopold Street	39	Contributory	-
Leopold Street	41	Contributory	-
Leopold Street	43-45	Contributory	-
Leopold Street	47	Contributory	-
Leopold Street	49	Contributory	-
Leopold Street	51	Contributory	-
Leopold Street	53	Contributory	-
Leopold Street	55	Contributory	-
Leopold Street	57-59	Contributory	-
Leopold Street	61-63	Contributory	-
Leopold Street	65	Contributory	-
Leopold Street	81	Contributory	-
Leopold Street	83	Contributory	-
Leopold Street	85	Contributory	-

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Leopold Street	87	Contributory	-
Leopold Street	89	Contributory	-
Leopold Street	91	Contributory	-
Leopold Street	97	Contributory	-
Leopold Street	99	Contributory	-
Leopold Street	101	Contributory	-
Leopold Street	103	Contributory	-
Leopold Street	105	Contributory	-
Leopold Street	107	Contributory	-
Leopold Street	109-111	Contributory	-
Leopold Street	113	Contributory	-
Leopold Street	115	Contributory	-
Leopold Street	117	Contributory	-
Leopold Street	119	Contributory	-
Leopold Street	121	Contributory	-
Leopold Street	123	Contributory	-
Leopold Street	127-129	Contributory	-
Little Park Street	42-44	Contributory	-
Marne Street	2-4	Contributory	Significant
Marne Street	6	Contributory	Significant
Marne Street	8-10	-	Significant
Marne Street	12-18	Contributory	Significant
Marne Street	20-22	Contributory	Significant
Marne Street	24-26	Contributory	Significant
Marne Street	28-30	Significant	Significant
Marne Street	32-34	Contributory	Significant
Marne Street	36-38	-	Significant
Marne Street	40-42	Significant	Significant
Marne Street	44-48	-	Significant
Marne Street	50-56	Significant	Significant
Marne Street	58-62	-	Significant
Marne Street	64-66	-	Significant
Marne Street	1	Significant	Significant

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Marne Street	3-5	Contributory	Significant
Marne Street	7-9	Contributory	Significant
Marne Street	11-21	Significant	Significant
Marne Street	27-29	Contributory	Significant
Marne Street	31-33	Significant	Significant
Marne Street	35-37	Contributory	Significant
Marne Street	39-45	Contributory	Significant
Marne Street	47-49	-	Significant
Marne Street	51-53	-	Significant
Marne Street	55	-	Significant
Marne Street	57-59	Contributory	Significant
Marne Street	61-67	Significant	Significant
Mason Street	14-22	Contributory	-
Mason Street	24	Contributory	-
Mason Street	26	Contributory	-
Mason Street	28	Contributory	-
Mason Street	30	Contributory	-
Mason Street	32	Contributory	-
Mason Street	34	Contributory	-
Mason Street	50-54	Contributory	-
Mason Street	56	Contributory	-
Mason Street	58	Contributory	-
Mason Street	60	Contributory	-
Mason Street	62	Contributory	-
Mason Street	64	Contributory	-
Mason Street	66	Contributory	-
Mason Street	68	Contributory	-
Mason Street	70	Contributory	-
Mason Street	72	Contributory	-
Mason Street	74	Contributory	-
Mason Street	76	Contributory	-
Mason Street	78	Contributory	-
Mason Street	80	Contributory	-

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Mason Street	82	Contributory	-
Mason Street	71-73	Contributory	-
Mason Street	75	Contributory	-
Mason Street	77	Contributory	-
Mason Street	79	Contributory	-
Mason Street	81	Contributory	-
Millswyn Street	36	Contributory	-
Millswyn Street	46	Contributory	-
Millswyn Street	48	Contributory	-
Millswyn Street	50	Contributory	-
Millswyn Street	52	Contributory	-
Millswyn Street	54	Contributory	-
Millswyn Street	Rear 54	Contributory	-
Millswyn Street	56-62	Significant	-
Millswyn Street	64	Contributory	-
Millswyn Street	66	Contributory	-
Millswyn Street	68	Contributory	-
Millswyn Street	70-72	Significant	-
Millswyn Street	78-80	Contributory	-
Millswyn Street	82-84	Contributory	-
Millswyn Street	112-118, includes:	Contributory	-
	• 114 Millswyn Street	Contributory	-
	• 116 Millswyn Street	Contributory	-
	• 118 Millswyn Street	Contributory	-
Millswyn Street	120-122	Contributory	-
Millswyn Street	1-23	Significant	Significant
Millswyn Street	43-45	Contributory	-
Millswyn Street	47	Contributory	-
Millswyn Street	49-51	Contributory	-
Millswyn Street	69	Contributory	-
Millswyn Street	71	Contributory	-
Millswyn Street	77-79	Contributory	-
Millswyn Street	81-83	Contributory	-

Comment [A150]: 112-118 Millswyn Street contains seven addresses listed in the previous inventory. To avoid confusion, the addresses should be listed separately.

The four buildings which do not front Millswyn Street should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Millswyn Street	85	Contributory	-
Millswyn Street	87-89	Contributory	-
Millswyn Street	109-111	Contributory	-
Millswyn Street	113	Contributory	-
Millswyn Street	115	Contributory	-
Millswyn Street	117-121	Contributory	-
Mona Place	2-4	Contributory	-
Mona Place	6-8	Contributory	-
Mona Place	10-16	Contributory	-
Mona Place	18	Contributory	-
Mona Place	20-24	Contributory	-
Mona Place	1	Significant	-
Mona Place	11	Significant	-
Mona Place	15	Significant	-
Moubray Street	31-75	Significant	-
Park Lane	2-10	Contributory	-
Park Place	12-26	Contributory	-
Park Place	32-34	Contributory	-
Park Place	36-38	Contributory	-
Park Place	40	Contributory	-
Park Place	42	Contributory	-
Park Place	52-58	Contributory	-
Park Street	12-14	Significant	-
Park Street	16	Significant	-
Park Street	18	Significant	Significant
Park Street	20-22	Contributory	Significant
Park Street	24-28	Significant	Significant
Park Street	30-34	Contributory	Significant
Park Street	36	Significant	Significant
Park Street	38	Significant	Significant
Park Street	40	Significant	Significant
Park Street	42-44	Significant	Significant
Park Street	46-48	Significant	Significant

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Park Street	50-52	Significant	Significant
Park Street	54-56	Contributory	Significant
Park Street	58	Contributory	Significant
Park Street	60	Contributory	Significant
Park Street	62	Significant	-
Park Street	66	Contributory	-
Park Street	68	Contributory	-
Park Street	70	Contributory	-
Park Street	72	Contributory	-
Park Street	74-76	Significant	-
Park Street	78-82	Contributory	-
Park Street	84	Contributory	-
Park Street	86	Contributory	-
Park Street	90	Contributory	-
Park Street	92	Contributory	-
Park Street	94-96	Contributory	-
Park Street	102	Contributory	-
Park Street	104	Contributory	-
Park Street	106	Contributory	-
Park Street	108	Contributory	-
Park Street	110	Contributory	-
Park Street	112	Contributory	-
Park Street	1-9	Significant	Significant
Park Street	11-15	Significant	Significant
Park Street	19	Significant	-
Park Street	21	Significant	-
Park Street	23	Significant	-
Park Street	45-47	Significant	-
Park Street	49	Significant	Significant
Park Street	51	Significant	Significant
Park Street	53-57	Significant	Significant
Park Street	59	Significant	Significant
Park Street	61	Significant	Significant

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Park Street	63	Significant	Significant
Park Street	65-67	Significant	Significant
Park Street	83	Contributory	-
Park Street	93-103	Contributory	-
Park Street	109-113	Significant	-
Pasley Street	14-18	Contributory	-
Pasley Street	20-24	Significant	-
Pasley Street	26-30	Contributory	-
Pasley Street	32-34	Contributory	-
Pasley Street	36-38	Significant	-
Pasley Street	44-50	Contributory	-
Pasley Street	60-62	Significant	-
Pasley Street	64-76	Significant	-
Pasley Street	84-88	Significant	-
Pasley Street	90-94	Contributory	-
Pasley Street	19-21	Contributory	-
Pasley Street North	1-13	Contributory	-
Pasley Street South	19-21	Contributory	-
Punt Road	431-439	Significant	-
Punt Road	441-459	Significant	-
Punt Road	471	Contributory	-
Punt Road	475	Contributory	-
Punt Road	477	Contributory	-
Punt Road	481	Contributory	-
Punt Road	497	Contributory	-
Punt Road	507-511	Significant	-
Punt Road	527-531	Contributory	-
Punt Road	533	Contributory	-
Punt Road	535	Contributory	-
Punt Road	537-541	Contributory	-
Punt Road	543-547	Contributory	-
Punt Road	549-553	Contributory	-
Punt Road	561-563	Contributory	-

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Punt Road	585-601	Significant	-
Punt Road	603-627	Significant	-
Punt Road	639	Contributory	-
Punt Road	647	Contributory	-
Punt Road	649-655	Contributory	-
Punt Road	659	Contributory	-
Punt Road	663-681, includes:	Contributory	Significant
	<ul style="list-style-type: none"> Christ Church Hall & Grammar School 	Contributory	Significant
Punt Road	683-701	Significant	Significant
Punt Road	783	Significant	Significant
Punt Road	789	Significant	Significant
Punt Road	923-925	Significant	-
Punt Road	927-931	Contributory	-
Punt Road	955	Significant	Significant
St Kilda Road	391	Contributory	-
St Kilda Road	403	Contributory	-
St Kilda Road	407A	Contributory	-
St Kilda Road	407B-407D	Contributory	-
St Kilda Road	555-563	-	Significant
St Kilda Road	567-581	Significant	Significant
St Leonards Court	2	Contributory	-
St Leonards Court	4-10	Contributory	-
St Leonards Court	12-14	Contributory	-
St Leonards Court	16-18	Contributory	-
St Leonards Court	20-22	Contributory	-
St Leonards Court	24-26	Contributory	-
St Leonards Court	28-30	Contributory	-
St Leonards Court	9-13	Significant	-
St Leonards Court	15-17	Contributory	-
St Leonards Court	19-21	Contributory	-
St Leonards Court	23-25	Contributory	-
St Martins Lane	16	Contributory	-

Comment [A151]: 663-681 Punt Road contains multiple addresses listed in the previous inventory. Christ Church Vicarage was omitted in the exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
St Martins Lane	18	Contributory	-
St Martins Lane	20	Contributory	-
St Martins Lane	22	Contributory	-
St Martins Lane	34	Significant	-
St Martins Lane	36	Contributory	-
St Martins Lane	19-23	Contributory	-
St Martins Lane	25-27	Contributory	-
St Martins Lane	29-31	Contributory	-
The Righi	2-10	Contributory	-
The Righi	12-20	Contributory	-
The Righi	23	Contributory	-
The Righi	25	Contributory	-
Tivoli Place	9-11	Contributory	-
Tivoli Place	13-15	Contributory	-
Toorak Road West	10-12	Significant	-
Toorak Road West	30	Significant	Significant
Toorak Road West	32-34	Contributory	Significant
Toorak Road West	36-38	Contributory	Significant
Toorak Road West	40	Contributory	Significant
Toorak Road West	42	Contributory	Significant
Toorak Road West	58	-	Significant
Toorak Road West	60	-	Significant
Toorak Road West	66	Significant	Significant
Toorak Road West	68	Significant	Significant
Toorak Road West	70	Significant	Significant
Toorak Road West	72	Significant	Significant
Toorak Road West	74	Significant	Significant
Toorak Road West	76-78	Significant	Significant
Toorak Road West	80	Significant	Significant
Toorak Road West	82	Contributory	Significant
Toorak Road West	84	Contributory	Significant
Toorak Road West	86	Contributory	Significant
Toorak Road West	88	Significant	Significant

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Toorak Road West	90-92	Significant	Significant
Toorak Road West	100-104 (St Margarets, also known as 2-4 Park Street)	Significant	-
Toorak Road West	106-110	Contributory	-
Toorak Road West	112-116	Significant	-
Toorak Road West	120-126	Significant	Significant
Toorak Road West	128-130	Significant	Significant
Toorak Road West	146-150	Contributory	-
Walsh Street	38-42	Significant	-
Walsh Street	44-48	Significant	-
Walsh Street	56-66	Contributory	-
Walsh Street	90-96	Significant	-
Walsh Street	98-110	Significant	-
Walsh Street	126	Significant	-
Walsh Street	160	Significant	-
Walsh Street	210	Significant	-
Walsh Street	240	Significant	-
Walsh Street	270	Significant	-
Walsh Street	276-278	Contributory	-
Walsh Street	280-284	Contributory	-
Walsh Street	290	Significant	-
Walsh Street	310	Significant	-
Walsh Street	322	Significant	-
Walsh Street	55-63	Significant	-
Walsh Street	65	Significant	-
Walsh Street	67-77	Significant	-
Walsh Street	83	Significant	-
Walsh Street	113-117	Contributory	-
Walsh Street	185	Significant	-
Walsh Street	225	Significant	-
Walsh Street	281	Significant	-
Walsh Street	281 (adjacent)	Significant	-
Walsh Street	285	Significant	-

Comment [A152]: Added "also known as" address.

SOUTH YARRA			
Street	Number	Building Category Grading	Significant Streetscape
Walsh Street	294	Significant	-
Walsh Street	327	Significant	-
Yarra Boathouse Drive	Yarra Boathouses	Significant	-

MELBOURNE PLANNING SCHEME

MELBOURNE PLANNING SCHEME

Incorporated Document

Heritage Places Inventory ~~March 2018~~2020 Part B

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

**Melbourne Planning Scheme
Incorporated Document**

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1. INTRODUCTION

[Most buildings in the Heritage Overlay of the Melbourne Planning Scheme are categorised Significant, Contributory or Non-Contributory. Buildings in the Heritage Overlay graded A to E are listed in this document.](#)

~~Each b~~Buildings with cultural heritage significance located within the City of Melbourne have been assessed and graded according to ~~its~~ [their](#) importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been assessed and graded. Individual buildings are graded from A to E, while streetscapes are graded from Level 1 to 3, both in descending order of significance.

All graded buildings and streetscapes are included as heritage places in the Heritage Overlay of the Melbourne Planning Scheme.

~~This document lists graded buildings (and the associated streetscape grading) that are situated outside of the Capital City Zone (CCZ).~~ The property listings are divided into the following eight geographical areas:

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

The attached “Heritage Inventory Geographical Areas” map shows the location of each of the above areas. Within each area individual properties are listed alphabetically by street name and numerically, with all odd street numbers appearing first followed by even numbers.

In addition to this document further information regarding every graded building is recorded on the relevant “Building Identification Form”. These Building Identification Forms are available for inspection at Council’s Development Planning Department.

The performance standards applied by Council when considering relevant permit applications are dependent on the particular building and streetscape grading. These performance standards are set out in the [“Heritage Places In the Capital City Zone” local policy at Clause 22.04 and the “Heritage Places Outside The Capital City Zone” local policy at Clause 22.05 of the Melbourne Planning Scheme.](#) ~~This local policy only applies to places within the Heritage Overlay Area that are situated outside of the Capital City Zone.~~

The building and streetscape grading definitions are provided on the following page.

[Coloured Text Code](#)

[The entries in the March 2018 inventory shown with coloured background should be retained until a further review has been undertaken.](#)

[The entries shaded purple are D graded places in individual heritage overlays.](#)

[The entries shaded blue are C graded places in City North heritage precinct overlays.](#)

[The entries shaded orange are places which were omitted or incorrectly categorised in the Amendment C258 exhibited Heritage Places Inventory.](#)

[Some changes have been annotated with comments. Where reference has been made to the previous inventory, this means the *Heritage Places Inventory March 2018*. Where reference has been made to the exhibited inventory, this means the Amendment C258 exhibited Heritage Places Inventory.](#)

2. DEFINITIONS

2.1 Buildings

The definitions used for each of the building gradings are as follows:

'A' Graded Buildings

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

'B' Graded Buildings

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

'C' Graded Buildings

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

'D' Graded Buildings

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

'E' Graded Buildings

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

2.2 Streetscapes

The definitions used for each of the streetscape gradings are as follows:

Level 1 Streetscape

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

Level 2 Streetscape

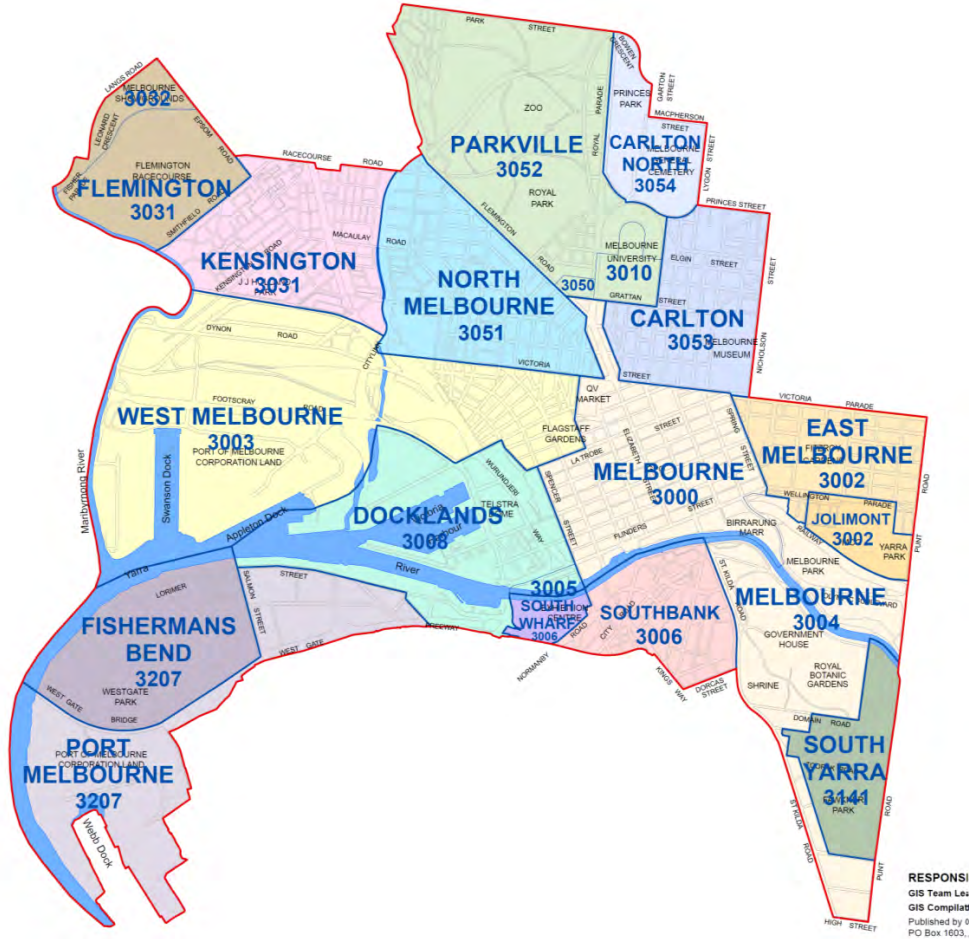
These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscape

These streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

MELBOURNE PLANNING SCHEME

GEOGRAPHICAL AREAS MAP



MELBOURNE PLANNING SCHEME

CARLTON

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Argyle Place	Substation	E	2
Argyle Place	17	E	2
Argyle Place	29-31	E	2
Argyle Place	33-35	E	2
Argyle Place	37	E	2
Argyle Place	10-12	E	2
Argyle Place	14	E	2
Argyle Place	16-18	D	2
Argyle Place	20	E	2
Argyle Place	22	E	2
Argyle Place	24	E	2
Argyle Place	26	E	2
Barkly Street	29	D	3
Barkly Street	35	E	3
Barkly Street	61	E	2
Barkly Street	63	E	2
Barkly Street	65	E	2
Barkly Street	67	E	2
Barkly Street	85	E	2
Barkly Street	87	E	2
Barkly Street	89	E	2
Barkly Street	91	E	2
Barkly Street	93	E	2
Barkly Street	95	E	2
Barkly Street	101	E	2
Barkly Street	103	E	2
Barkly Street	105	E	2
Barkly Street	117	E	2
Barkly Street	119	E	2
Barkly Street	121	E	2
Barkly Street	123	E	2
Barkly Street	125	E	2
Barkly Street	127	E	2
Barkly Street	131	E	2
Barkly Street	133	E	2
Barkly Street	135	E	2
Barkly Street	137	E	2
Barkly Street	139	E	2
Barkly Street	141	E	2
Barkly Street	143	E	2
Barkly Street	145	E	2
Barkly Street	16	C	3
Barkly Street	20	E	3
Barkly Street	30	E	3
Barkly Street	32	E	3
Barkly Street	34	E	3
Barkly Street	36	E	3
Barkly Street	40	E	3
Barkly Street	42	E	3
Barkly Street	44	E	3
Barkly Street	54	E	2
Barkly Street	58	E	2
Barkly Street	66	E	2
Barkly Street	68	B	2

Comment [A1]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Barkly Street	70-74	C	2
Barkly Street	84	B	1
Barkly Street	86	C	1
Barkly Street	88	C	1
Barkly Street	90	C	1
Barkly Street	92	C	1
Barkly Street	96	C	1
Barkly Street	98	C	1
Barkly Street	100	C	1
Barkly Street	102	C	1
Barkly Street	104	C	1
Barkly Street	106	C	1
Barkly Street	108	B	1
Barkly Street	110	B	1
Barkly Street	112	B	1
Barkly Street	114	B	1
Barkly Street	118	C	1
Barkly Street	122	C	1
Barkly Street	124	C	1
Barkly Street	126	C	1
Barkly Street	130	C	1
Barkly Street	134	B	1
Barkly Street	136	B	1
Barkly Street	138	C	1
Barkly Street	140	C	1
Barkly Street	144	C	1
Barkly Street	148	C	1
Barkly Street	150	D	1
Barkly Street	152	C	1
Barkly Street	154	C	1
Barkly Street	160	C	1
Barkly Street	164	C	1
Barkly Street	166	C	1
Barrup Street	4	C	2
Barrup Street	14	C	2
Barrup Street	16	C	2
Barry Street	1-29	B & C	3
Barry Street	31-47 Myer Warehouse Ext	B	2
Barry Street	95	C	2
Barry Street	97	C	2
Barry Street	99	C	2
Barry Street	101	C	2
Barry Street	103	C	2
Barry Street	105	C	2
Barry Street	107	C	2
Barry Street	109	C	2
Barry Street	131	C	2
Barry Street	135	D	2
Barry Street	137	D	2
Barry Street	139	C	2
Barry Street	141	C	2
Barry Street	147	A	1
Barry Street	149	A	1

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Barry Street	143-151	A	1	
Barry Street	153	C	2	
Barry Street	155	C	2	
Barry Street	157	C	2	
Barry Street	159	C	2	
Barry Street	56	B	3	
Barry Street	58	B	3	
Berkeley Street	90-104	C	2	
Berkeley Street	182-200	C	2	
Berkeley Street	202-206	D	2	
Berkeley Street	208-210	D	2	
Berkeley Street	218	B	3	
Bouverie Street	21-25	C	3	
Bouverie Street	93-95	C	3	
Bouverie Street	129-135	C	3	
Bouverie Street	145-147	B	3	
<u>Bouverie Street</u>	<u>183-195, includes:</u>			
Bouverie Street	183-195 (including alternate addresses 168-180 Leicester Street and 156- 162 Pelham Street)	C & D	2	
Bouverie Street	• 193-195 Bouverie Street	C	2	
	• 174-180 Leicester Street (excluding the rear of the site)	C	2	
Bouverie Street	197-235 (part) (alternate address 233-235 Bouverie Street)	C	3	
Bouverie Street	158-164	C	3	
Bouverie Street	166-170	C	3	
Bouverie Street	Carlton Brewery Complex	Refer to individual Building Identification Sheets in folders	Refer to individual Building Identification Sheets in folders	
Canning Street	3	D	2	
Canning Street	5	C	2	
Canning Street	7	C	2	
Canning Street	13	C	2	
Canning Street	15	C	2	
Canning Street	17	C	2	
Canning Street	19	D	2	
Canning Street	23	C	2	
Canning Street	25	C	2	
Canning Street	27	C	2	
Canning Street	29	C	2	
Canning Street	31	C	2	
Canning Street	33	C	2	
Canning Street	51	C	2	
Canning Street	93	C	3	
Canning Street	99	D	3	
Canning Street	103	C	2	
Canning Street	105	C	2	
Canning Street	113	D	2	
Canning Street	115	C	2	
Canning Street	117	C	2	
Canning Street	119	C	2	

Comment [A2]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A3]: 183-195 Bouverie Street contains multiple addresses listed in the previous inventory. Two of these places – 193-195 Bouverie Street and 174-180 Leicester Street – should be reviewed as part of the review of C graded places in City North precincts.
Refer to management response to C258 panel recommendation 44.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Canning Street	121	E	2
Canning Street	123	E	2
	143	E	2
Canning Street			
Canning Street	149-151	E	2
Canning Street	153	E	2
Canning Street	159	E	2
Canning Street	161	E	2
Canning Street	167	E	2
Canning Street	169	E	2
Canning Street	171	E	2
Canning Street	173	E	2
Canning Street	175	E	2
Canning Street	177	E	2
Canning Street	179	E	2
Canning Street	181	E	2
Canning Street	183	D	2
Canning Street	185	D	2
Canning Street	187	D	2
Canning Street	189	E	2
Canning Street	191	E	2
Canning Street	193	E	2
Canning Street	195	E	2
Canning Street	197	E	2
Canning Street	199	E	2
Canning Street	201	E	2
Canning Street	203	E	1
Canning Street	213	E	2
Canning Street	215	E	2
Canning Street	217	E	2
Canning Street	225	A	2
Canning Street	4-6	B	1
Canning Street	16	E	1
Canning Street	18	E	1
Canning Street	20	E	1
Canning Street	22-24 (see 55-57 Faraday St)	A	1
Canning Street	38	E	2
Canning Street	40	E	2
Canning Street	42	E	2
Canning Street	44	E	2
Canning Street	46	E	2
Canning Street	48	E	2
Canning Street	50	E	2
Canning Street	54A	E	2
Canning Street	106	E	2
Canning Street	108	E	2
Canning Street	110	E	2
Canning Street	116	E	3
Canning Street	118	D	3
Canning Street	120	D	3
Canning Street	122	E	3
Canning Street	124	E	3
Canning Street	126	D	3
Canning Street	128	D	3

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Canning Street	130	D	3
Canning Street	132	D	3
Canning Street	148	E	3
Canning Street	150	E	3
Canning Street	152	E	3
Canning Street	154	E	3
Canning Street	160	E	3
Canning Street	162	E	3
Canning Street	164	E	3
Canning Street	166	E	3
Canning Street	168	E	3
Canning Street	172	E	3
Canning Street	174	E	3
Canning Street	176	E	3
Canning Street	180	E	3
Canning Street	182	E	3
Canning Street	190	E	3
Canning Street	192	E	3
Canning Street	194	E	3
Canning Street	196	E	3
Canning Street	202	E	3
Canning Street	204	E	3
Canning Street	206	E	3
Canning Street	208	E	3
Canning Street	210	E	3
Cardigan Street	51	A	2
Cardigan Street	53	A	2
Cardigan Street	55	A	2
Cardigan Street	57	A	2
Cardigan Street	59	E	2
Cardigan Street	61	E	2
Cardigan Street	63	E	2
Cardigan Street	65	E	2
Cardigan Street	71	E	2
Cardigan Street	83	E	2
Cardigan Street	85	E	2
Cardigan Street	87	E	2
Cardigan Street	101-103	E	2
Cardigan Street	105	E	2
Cardigan Street	107	E	2
Cardigan Street	109-111	E	2
Cardigan Street	199-201	E	3
Cardigan Street	245	E	3
Cardigan Street	247	E	3
Cardigan Street	249	E	3
Cardigan Street	255	E	2
Cardigan Street	257	D	2
Cardigan Street	345	E	2
Cardigan Street	347	E	2
Cardigan Street	349	E	2
Cardigan Street	351	E	2
Cardigan Street	353	E	2
Cardigan Street	375	E	2
Cardigan Street	385 (Clyde Hotel)	E	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Cardigan Street	395-401	E	1
Cardigan Street	403-409	E	1
Cardigan Street	417	E	1
Cardigan Street	425	E	1
Cardigan Street	427	E	1
Cardigan Street	Rear 427	E	2
Cardigan Street	433	E	1
Cardigan Street	435-439	E	1
Cardigan Street	441	E	1
Cardigan Street	443	E	1
Cardigan Street	445	E	1
Cardigan Street	447	E	1
Cardigan Street	449	E	1
Cardigan Street	18	D	3
Cardigan Street	20	D	3
Cardigan Street	22	D	3
Cardigan Street	50	E	2
Cardigan Street	52	E	2
Cardigan Street	54	E	2
Cardigan Street	56	E	2
Cardigan Street	102-104	D	3
Cardigan Street	106-108	D	3
Cardigan Street	110-112	D	3
Cardigan Street	114-116	D	3
Cardigan Street	118	D	3
Cardigan Street	120	D	3
Cardigan Street	122	D	3
Cardigan Street	144-146	D	3
Cardigan Street	164-166	D	3
Cardigan Street	176	E	3
Cardigan Street	264-270	E	2
Cardigan Street	276	E	2
Cardigan Street	278	D	2
Cardigan Street	290	D	2
Cardigan Street	292	E	2
Cardigan Street	294	E	2
Cardigan Street	304	E	1
Cardigan Street	306	E	1
Cardigan Street	308-312	B	1
Cardigan Street	314-326	B	1
Cardigan Street	330	E	1
Cardigan Street	332	E	1
Cardigan Street	334	E	1
Cardigan Street	336-340	E	1
Cardigan Street	342	E	1
Cardigan Street	344	E	1
Cardigan Street	346	E	1
Cardigan Street	348	E	1
Cardigan Street	350	E	1
Cardigan Street	352	E	1
Cardigan Street	354	E	1
Cardigan Street	356	D	2
Cardigan Street	360	D	2
Cardigan Street	362	D	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Cardigan Street	364	D	2
Cardigan Street	366	D	2
Cardigan Street	368	C	2
Cardigan Street	370	C	2
Cardigan Street	378	C	2
Cardigan Street	382	C	2
Cardigan Street	384	C	2
Cardigan Street	390	B	2
Cardigan Street	392	B	2
Cardigan Street	394	B	2
Cardigan Street	396	B	2
Cardigan Street	398	B	2
Cardigan Street	400	C	2
Cardigan Street	402	C	2
Carlton Street	12-14	C	1
Carlton Street	16	C	1
Carlton Street	18	C	1
Carlton Street	20	C	1
Carlton Street	22	C	1
Carlton Street	24	C	1
Carlton Street	26	B	1
Carlton Street	28	B	1
Carlton Street	30	C	1
Carlton Street	32	C	1
Carlton Street	34	C	1
Carlton Street	36	C	1
Carlton Street	38	C	1
Carlton Street	40	C	1
Carlton Street	42	D	1
Carlton Street	44	C	1
Carlton Street	46	B	1
Carlton Street	48	B	1
Carlton Street	50	B	1
Carlton Street	54	D	1
Carlton Street	56	C	1
Carlton Street	58	C	1
Carlton Street	60	C	1
Carlton Street	62	C	1
Carlton Street	64	C	1
Carlton Street	66	C	1
Carlton Street	68	C	1
Carlton Street	70	C	1
Carlton Street	72	C	1
Carlton Street	74	C	1
Carlton Street	76	C	1
Carlton Street	78	A	1
Carlton Street	82	A	1
Carlton Street	84	C	1
Carlton Street	88	C	1
Carlton Street	90	B	1
Carlton Street	92	B	1
Carlton Street	94	B	1
Carlton Street	96	B	1
Carlton Street	98	B	1

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Carlton Street	100	B	†
Carlton Street	102	C	†
Carlton Street	104	B	†
Carlton Street	Curator's Cottage (Carlton Gardens)	B	†
Charles Street	1	C	†
Charles Street	3	C	†
Charles Street	5	C	†
Charles Street	7	C	†
Charles Street	11	C	†
Charles Street	13	C	†
Charles Street	15	B	†
Charles Street	17	B	†
Charles Street	2	C	†
Charles Street	4	C	†
Charles Street	6	C	†
Charles Street	8	C	†
Charles Street	10	C	†
Charles Street	12	C	†
Charles Street	14	C	†
Charles Street	16	C	†
Charles Street	18	C	†
Charles Street	22	C	†
Charles Street	24	C	†
Cochrane Place	3	C	2
Cochrane Place	5	D	2
Cochrane Place	1-2	C	2
Cochrane Place	4	C	2
Cochrane Place	6	E	2
College Crescent	Melbourne General Cemetery	A	†
College Crescent	University College	C	2
Cornell Place	7-9	C	3
David Street	1	C	2
David Street	3	C	2
David Street	5	C	2
David Street	7	C	2
David Street	9	C	2
David Street	11-13	D	2
Dorrit Street	12-14	D	†
Dorrit Street	16	C	†
Dorrit Street	18	C	†
Dorrit Street	20	C	†
Dorrit Street	26	C	†
Dorrit Street	28	C	†
Dorrit Street	32	C	†
Dorrit Street	34	C	†
Dorrit Street	36	C	†
Dorrit Street	38	C	†
Dorrit Street	40	C	†
Dorrit Street	42	C	†
Dorrit Street	44	C	†
Dorrit Street	48	C	†
Dorrit Street	50	C	†
Dorrit Street	52	C	†

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Dorrit Street	54	E	1
Dorrit Street	56	E	1
Dorrit Street	58	E	1
Dorrit Street	62	E	1
Dorrit Street	64-66	E	1
Dorrit Street	68	E	1
Dorrit Street	70	E	1
Drummond Street	1-13	A	1
Drummond Street	15	E	1
Drummond Street	17	E	1
Drummond Street	19	E	1
Drummond Street	21-27	A	1
Drummond Street	29	E	1
Drummond Street	31-33	E	1
Drummond Street	35	E	1
Drummond Street	37-39	A	1
Drummond Street	41-43	A	1
Drummond Street	45	A	1
Drummond Street	47	A	1
Drummond Street	49	E	1
Drummond Street	51	E	1
Drummond Street	53	E	1
Drummond Street	67	E	1
Drummond Street	69	E	1
Drummond Street	93-97	A	1
Drummond Street	99-105	A	1
Drummond Street	113	E	1
Drummond Street	Rear 113	D	3
Drummond Street	115	E	1
Drummond Street	117	A	1
Drummond Street	121	E	1
Drummond Street	123-125	A	1
Drummond Street	127	E	1
Drummond Street	135	A	1
Drummond Street	141-149	E	1
Drummond Street	155	E	1
Drummond Street	157	E	1
Drummond Street	159	E	1
Drummond Street	161	E	1
Drummond Street	163	A	1
Drummond Street	165-167	E	1
Drummond Street	169	E	1
Drummond Street	171-173	A	1
Drummond Street	175-179	A	1
Drummond Street	181	E	1
Drummond Street	183	E	1
Drummond Street	185	E	1
Drummond Street	195	E	1
Drummond Street	197	E	1
Drummond Street	199	E	1
Drummond Street	201-205	A	1
Drummond Street	263	E	2
Drummond Street	265A	E	3
Drummond Street	265	E	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Drummond Street	279	D	2
Drummond Street	281	D	2
Drummond Street	291-293	E	2
Drummond Street	295	E	2
Drummond Street	313-315	A	2
Drummond Street	321-339	E	2
Drummond Street	345-355	A	2
Drummond Street	385	D	3
Drummond Street	387-389	D	3
Drummond Street	397-399	E	3
Drummond Street	2	B	+
Drummond Street	16-20	E	+
Drummond Street	22	E	+
Drummond Street	24	E	+
Drummond Street	26	E	+
Drummond Street	28	E	+
Drummond Street	46	A	+
Drummond Street	48	A	+
Drummond Street	56	E	+
Drummond Street	58	E	+
Drummond Street	60	E	+
Drummond Street	62	E	+
Drummond Street	68	E	+
Drummond Street	70	E	+
Drummond Street	98	E	+
Drummond Street	100-108	D	+
Drummond Street	110	E	+
Drummond Street	112	E	+
Drummond Street	114	E	+
Drummond Street	186	A	+
Drummond Street	188	A	+
Drummond Street	190	A	+
Drummond Street	192	A	+
Drummond Street	194	A	+
Drummond Street	196	A	+
Drummond Street	198-204	E	+
Drummond Street	206	E	+
Drummond Street	208	E	+
Drummond Street	210	E	+
Drummond Street	212	E	+
Drummond Street	214	E	+
Drummond Street	216	E	+
Drummond Street	222	E	+
Drummond Street	236-240	E	+
Drummond Street	242	E	+
Drummond Street	244	E	+
Drummond Street	246	E	+
Drummond Street	248	E	+
Drummond Street	250	E	+
Drummond Street	252	E	+
Drummond Street	254	E	+
Drummond Street	256	E	+
Drummond Street	258-260	E	+
Drummond Street	304	E	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Drummond Street	308	C	2
Drummond Street	312	C	2
Drummond Street	320	C	2
Drummond Street	324	C	2
Drummond Street	328-330	D	2
Drummond Street	332	C	2
Drummond Street	334	B	1
Drummond Street	372-374	C	3
Drummond Street	376	C	3
Drummond Street	378	C	3
Drummond Street	380	C	3
Drummond Street	382	D	3
Drummond Street	384	D	3
Drummond Street	386	D	3
Drummond Street	388	D	3
Drummond Street	390	D	3
Elgin Street	21	D	3
Elgin Street	25	D	3
Elgin Street	27	D	3
Elgin Street	29	D	3
Elgin Street	31	D	3
Elgin Street	33	C	3
Elgin Street	35	C	3
Elgin Street	37	C	3
Elgin Street	39	C	3
Elgin Street	41	C	3
Elgin Street	43	C	3
Elgin Street	45	C	3
Elgin Street	51	C	2
Elgin Street	55	B	2
Elgin Street	57	B	2
Elgin Street	59	B	2
Elgin Street	61	B	2
Elgin Street	67	C	2
Elgin Street	69	C	2
Elgin Street	71	C	2
Elgin Street	73	C	2
Elgin Street	75	C	2
Elgin Street	79	C	2
Elgin Street	83	C	2
Elgin Street	87	C	2
Elgin Street	89	C	2
Elgin Street	91	C	2
Elgin Street	93	D	2
Elgin Street	95	C	2
Elgin Street	105	D	2
Elgin Street	107	C	2
Elgin Street	109	C	2
Elgin Street	111	C	2
Elgin Street	145-149	C	2
Elgin Street	151	C	2
Elgin Street	153	C	2
Elgin Street	155-157	C	2
Elgin Street	159	C	2

Comment [A4]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Elgin Street	161-169	C	2
Elgin Street	171-175	C	2
Elgin Street	177-179	D	2
Elgin Street	181	C	2
Elgin Street	183	C	2
Elgin Street	185	C	2
Elgin Street	187	C	2
Elgin Street	189	D	2
Elgin Street	219	C	+
Elgin Street	221	C	+
Elgin Street	227	C	+
Elgin Street	229	C	+
Elgin Street	231	C	+
Elgin Street	233-237	C	+
Elgin Street	54-58	D	2
Elgin Street	60	C	2
Elgin Street	62	C	2
Elgin Street	64	C	2
Elgin Street	66	C	2
Elgin Street	68	C	2
Elgin Street	78-80	C	2
Elgin Street	82	C	2
Elgin Street	84	C	2
Elgin Street	88	B	2
Elgin Street	90	B	2
Elgin Street	92	B	2
Elgin Street	94	C	2
Elgin Street	Rear 94	D	2
Elgin Street	96	C	2
Elgin Street	118	C	2
Elgin Street	126-130	C	2
Elgin Street	132-142	D	2
Elgin Street	146-154	A	2
Elgin Street	164	C	2
Elgin Street	170	A	2
Elgin Street	176	C	2
Elgin Street	178-182	C	2
Elgin Street	184-186	C	2
Elgin Street	188	C	2
Elgin Street	190	C	2
Elgin Street	194	D	2
Elgin Street	198	D	2
Elgin Street	202	C	2
Elgin Street	204	D	2
Elgin Street	208	B	2
Elgin Street	252-256	C	+
Elgin Street	258	D	+
Elgin Street	260	C	+
Elgin Street	262	C	+
Elgin Street	264	C	+
Elgin Street	266	C	+
Elgin Street	268	A	+
Faraday Street	19-23	D	2
Faraday Street	25	C	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Faraday Street	27	E	2
Faraday Street	29	E	2
Faraday Street	33	D	2
Faraday Street	35	D	2
Faraday Street	37	E	2
Faraday Street	39	E	2
Faraday Street	53	D	2
Faraday Street	55	A	1
Faraday Street	57	A	1
Faraday Street	83	E	3
Faraday Street	95	E	3
Faraday Street	99	D	3
Faraday Street	101	D	3
Faraday Street	103	E	3
Faraday Street	105	E	3
Faraday Street	109	E	3
Faraday Street	111	E	3
Faraday Street	113	E	3
Faraday Street	139	E	2
Faraday Street	143	E	2
Faraday Street	145	E	2
Faraday Street	147	E	2
Faraday Street	149	E	2
Faraday Street	185-195	B	2
Faraday Street	197-199	E	2
Faraday Street	Rear 207	E	2
Faraday Street	201-203	E	2
Faraday Street	223	E	2
Faraday Street	231	E	2
Faraday Street	233	E	2
Faraday Street	Carlton Movie House	D	2
Faraday Street	Former State School	A	1
Faraday Street	12	E	3
Faraday Street	16	D	3
Faraday Street	18	E	3
Faraday Street	20	E	3
Faraday Street	56	E	2
Faraday Street	58	E	2
Faraday Street	64	E	2
Faraday Street	66	E	2
Faraday Street	68	E	2
Faraday Street	78	E	2
Faraday Street	80	E	2
Faraday Street	82	E	2
Faraday Street	84	E	2
Faraday Street	88	E	2
Faraday Street	92	E	2
Faraday Street	96	E	2
Faraday Street	98	E	2
Faraday Street	100	E	2
Faraday Street	102	E	2
Faraday Street	104	E	2
Faraday Street	106	E	2
Faraday Street	108	E	2

Comment [A5]: Streetscape category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Faraday Street	110	E	2
Faraday Street	112	E	2
Faraday Street	114	E	2
Faraday Street	116	E	2
Faraday Street	118	E	2
Faraday Street	122	E	2
Faraday Street	124	E	2
Faraday Street	126	E	2
Faraday Street	128	E	2
Faraday Street	130	E	2
Faraday Street	Toilet	E	2
Faraday Street	140-144	E	2
Faraday Street	152-154	E	2
Faraday Street	156-158	E	2
Faraday Street	160-162	E	2
Faraday Street	172	E	2
Faraday Street	176-178	E	2
Faraday Street	180-184	E	2
Faraday Street	186-188	E	2
Faraday Street	Rear 186-188	D	3
Faraday Street	198-204	A	2
Faraday Street	226	D	2
Faraday Street	228	D	2
Faraday Street	230	D	2
Faraday Street	232	D	2
Faraday Street	234	D	2
Faraday Street	236	E	2
Faraday Street	238	B	2
Faraday Street	244	E	2
Faraday Street	250	E	2
Faraday Street	252	E	2
Faraday Street	254	E	2
Faraday Street	256	E	2
Faraday Street	258	E	2
Faraday Street	260	E	2
Faraday Street	262	E	2
Faraday Street	272	E	2
Faraday Street	274	E	2
Faraday Street	276	E	2
Faraday Street	278	E	2
Grattan Street	15-21	B	1
Grattan Street	23-27	E	1
Grattan Street	101-107	B	2
Grattan Street	111-117	E	2
Grattan Street	163	C	2
Grattan Street	165	C	2
Grattan Street	167	C	2
Grattan Street	169	C	2
Grattan Street	171	C	2
Grattan Street	173	C	2
Grattan Street	175	C	2
Grattan Street	177	C	3
Grattan Street	191-197	D	2
Grattan Street	205	C	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Grattan Street	207	C	2
Grattan Street	209	C	2
Grattan Street	211	C	2
<u>Grattan Street</u>	<u>213-215, includes:</u>		
Grattan Street	213	D	2
Grattan Street	• 215 Grattan Street	C	2
Grattan Street	2	E	+
Grattan Street	4-10	E	+
Grattan Street	12	E	+
Grattan Street	14-18	E	+
Grattan Street	28-32	E	+
Grattan Street	44	E	2
Grattan Street	46	E	2
Grattan Street	48	E	2
Grattan Street	54	A	2
Grattan Street	58	E	2
Grattan Street	60	E	2
Grattan Street	64-68	E	2
Grattan Street	90	E	2
Kay Street	23	E	2
Kay Street	25	E	2
Kay Street	27	E	2
Kay Street	29	E	2
Kay Street	31	E	2
Kay Street	33	E	2
Kay Street	35	E	2
Kay Street	37	E	2
Kay Street	39	E	2
Kay Street	41	E	2
Kay Street	63	E	2
Kay Street	65-67	B	2
Kay Street	69	E	2
Kay Street	71	E	2
Kay Street	73	E	2
Kay Street	85	E	2
Kay Street	87	E	2
Kay Street	93	D	2
Kay Street	101	D	2
Kay Street	103	E	2
Kay Street	105	E	2
Kay Street	109	D	2
Kay Street	111	E	2
Kay Street	113	E	2
Kay Street	115	E	2
Kay Street	117	E	2
Kay Street	32	E	2
Kay Street	34	E	2
Kay Street	36	E	2
Kay Street	62	E	2
Kay Street	64	E	2
Kay Street	66	E	2
Kay Street	70	E	+
Kay Street	72	E	+
Kay Street	74	E	+

Comment [A6]: 213-215 Grattan Street includes two addresses listed in the previous inventory.

215 Grattan Street is part of the review of C graded places in City North heritage precinct overlays.

Refer to management response to C258 panel recommendation 42.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Kay Street	76	E	1
Kay Street	80	E	2
Kay Street	82	E	2
Kay Street	84	E	2
Kay Street	86	E	2
Kay Street	88-90	D	2
Kay Street	94	E	2
Kay Street	96	E	2
Kay Street	98	E	2
Keppel Street	21	D	2
Keppel Street	27-29	E	2
Keppel Street	31	D	2
Keppel Street	51	E	1
Keppel Street	53	E	1
Keppel Street	57	E	1
Keppel Street	59	E	1
Keppel Street	61	E	1
Keppel Street	63	E	1
Keppel Street	65	E	1
Keppel Street	67	E	1
Keppel Street	69	D	1
Keppel Street	71	E	1
Keppel Street	73	E	1
Keppel Street	75	E	1
Keppel Street	77	E	1
Keppel Street	79	E	1
Keppel Street	81	E	1
Keppel Street	85-91	E	1
Keppel Street	Former Carlton Refuge	A	2
Leicester Street	51-61	E	3
Leicester Street	119-125 (including alternate address 123 Leicester Street)	E	3
Leicester Street	135-139	E	3
Leicester Street	60-66	E	3
Leicester Street	148	E	2
Leicester Street	150	E	2
Leicester Street	152	E	2
Leicester Street	154-160 (including alternate address 175 Pelham Street)	E	2
Leicester Street	168	D	2
Leicester Street	174-180 (excluding the rear of the site)	E	2
Leicester Street	210	C	2
Leicester Street	212	C	2
Leicester Street	214	C	2
Leicester Street	216	D	2
Leicester Street	222	C	2
Leicester Street	224	C	2
Leicester Street	226	C	2
Leicester Street	228	C	2
Leicester Street	230	C	2
Leicester Street	232	C	2

Comment [A7]: Retained in inventory under 183-195 Bouverie Street.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Leicester Street	234	C	2
Lincoln Square South	1-13, includes:		
Lincoln Square South	<ul style="list-style-type: none"> • 11-13 Lincoln Square South • (primary address 631-645 Swanston Street) 	C	2
Lincoln Square South	15-17	C	2
Lincoln Square South	19-21	D	2
Lincoln Square South	23-31	C	2
Little Cardigan Street	20	C	3
Little Cardigan Street	26-28	C	3
Little Elgin Street	2	C	2
Little Elgin Street	13	C	2
Little Palmerston Street	31	D	3
Little Palmerston Street	47	C	2
Little Palmerston Street	55	D	2
Little Palmerston Street	57	C	2
Little Palmerston Street	59	C	2
Little Palmerston Street	61	C	2
Lygon Street	1-7	D	2
Lygon Street	9	C	2
Lygon Street	15	D	2
Lygon Street	27-31	D	2
Lygon Street	95-97	C	2
Lygon Street	121	D	2
Lygon Street	123	D	2
Lygon Street	125	D	2
Lygon Street	127-129	D	2
Lygon Street	131-133	D	2
Lygon Street	135-137	D	2
Lygon Street	141	D	2
Lygon Street	147-151	C	2
Lygon Street	161	C	2
Lygon Street	163-165	C	2
Lygon Street	167	C	2
Lygon Street	173-175	C	2
Lygon Street	185-187	A	2
Lygon Street	189-193	C	2
Lygon Street	203	C	2
Lygon Street	205-213	C	2
Lygon Street	215	C	2
Lygon Street	217	C	2
Lygon Street	219-225	C	2
Lygon Street	227-229	C	2
Lygon Street	233	C	2
Lygon Street	235	C	2
Lygon Street	237-239	C	2
Lygon Street	241	C	2
Lygon Street	243-245	C	2
Lygon Street	251	C	2
Lygon Street	253-257	C	2
Lygon Street	259-261	C	2
Lygon Street	263-267	C	2
Lygon Street	269	C	2
Lygon Street	271-273	C	2
Lygon Street	275-279	D	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Lygon Street	281	D	2
Lygon Street	283-287	C	2
Lygon Street	291-299	C	2
Lygon Street	303	C	2
Lygon Street	305	C	2
Lygon Street	307	C	2
Lygon Street	321	D	2
Lygon Street	325	D	2
Lygon Street	327	D	2
Lygon Street	329	D	2
Lygon Street	331-335	B	2
Lygon Street	337-341	C	2
Lygon Street	St Judes Church & Hall	A	1
Lygon Street	379	C	2
Lygon Street	381	C	2
Lygon Street	383	C	2
Lygon Street	385	C	2
Lygon Street	387	C	2
Lygon Street	395	C	2
Lygon Street	399	C	2
Lygon Street	401	C	2
Lygon Street	405	C	2
Lygon Street	407	C	2
Lygon Street	409	C	2
Lygon Street	2	A	1
Lygon Street	42-54	A	2
Lygon Street	98-126	A	1
Lygon Street	130	C	2
Lygon Street	132-136	C	2
Lygon Street	140-146	C	2
Lygon Street	148-150	C	2
Lygon Street	170-172	C	2
Lygon Street	174-178	C	2
Lygon Street	230-232	C	2
Lygon Street	234	C	2
Lygon Street	236	C	2
Lygon Street	238-244	C	2
Lygon Street	252	C	2
Lygon Street	258-262	C	2
Lygon Street	264	D	2
Lygon Street	270-276	D	2
Lygon Street	280	C	2
Lygon Street	282	C	2
Lygon Street	284	C	2
Lygon Street	286-288	C	2
Lygon Street	290	C	2
Lygon Street	292	D	2
Lygon Street	306-308	C	2
Lygon Street	<u>320, includes:</u>		
	• <u>Rear 61 University Street</u>	C	2
Lygon Street	320	D	2
Lygon Street	322	C	2
Lygon Street	324	C	2
Lygon Street	326-328	D	2

Comment [A8]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A9]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A10]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A11]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A12]: 320 Lygon Street includes two addresses listed in the previous inventory.

The building at the rear of 61 University Street which is within 320 Lygon Street was omitted from the exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Lygon Street	330	E	2
Lygon Street	332-336	E	2
Lygon Street	338	E	2
Lygon Street	342	E	2
Lygon Street	344-348	E	2
Lygon Street	350	E	2
Lygon Street	354	D	2
Lygon Street	362	E	2
Lygon Street	364	E	2
Lygon Street	366	E	2
Lygon Street	372-374	E	2
Lygon Street	376-386	A	2
Lygon Street	388-390	E	2
Lygon Street	398-400	E	2
Lygon Street	402	E	2
Lygon Street	420	C	1
Lygon Street	428-432	E	1
Lygon Street	434	E	2
Lygon Street	436	E	2
Lygon Street	438	E	2
Lygon Street	440	E	1
Lygon Street	442	E	1
Lygon Street	448-450	B	1
Macarthur Place	11	E	2
Macarthur Place	13	E	2
Macarthur Place	27	E	2
Macarthur Place	29	E	2
Macarthur Place	31	E	2
Macarthur Place	37	E	2
Macarthur Place	39	E	2
Macarthur Place	41	E	2
Macarthur Place	43	E	2
Macarthur Place	45	E	2
Macarthur Place	49	E	2
Macarthur Place	51	E	2
Macarthur Place	53	E	2
Macarthur Place	55	E	2
Macarthur Place	57	E	2
Macarthur Place	59	E	2
Macarthur Place	71 (inc. 74 Rathdowne St)	E	2
Macarthur Place	2	E	2
Macarthur Place	4	E	2
Macarthur Place	6	E	2
Macarthur Place	8	E	2
Macarthur Place	10	E	2
Macarthur Place	14	E	2
Macarthur Place	16	E	2
Macarthur Place	18	E	2
Macarthur Place	20	E	2
Macarthur Place	26	E	2
Macarthur Place	28	E	2
Macarthur Place	32	E	2
Macarthur Place	36	E	2
Macarthur Place	38	E	2

Comment [A13]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Macarthur Place	44	A	2
Macarthur Place	46	A	2
Macarthur Place	48	A	2
Macarthur Place	56	C	2
Macarthur Place	72	A	2
Murchison Street	12	C	+
Murchison Street	14	B	+
Murchison Street	16	C	+
Murchison Street	18	C	+
Murchison Street	20	C	+
Murchison Street	22	C	+
Murchison Street	24	C	+
Murchison Street	26	C	+
Murchison Street	28	C	+
Murchison Street	32	B	+
Murchison Street	36	C	+
Murchison Street	42	C	+
Murchison Street	44	C	+
Murchison Street	46	C	+
Neill Street	11-13	C	2
Neill Street	15	C	2
Neill Street	17	C	2
Neill Street	19	C	2
Neill Street	Rear Neill St off Charles St	C	+
Neill Street	43	D	+
Neill Street	47	C	+
Neill Street	49	C	+
Neill Street	51	D	+
Neill Street	53	C	+
Neill Street	55	C	+
Neill Street	57	C	+
Neill Street	65	C	+
Neill Street	67	C	+
Neill Street	69	C	+
Neill Street	71	C	+
Neill Street	73	C	+
Neill Street	75	C	+
Neill Street	77	C	+
Neill Street	79	C	+
Neill Street	81	C	+
Neill Street	85	A	+
Neill Street	87	A	+
Neill Street	89	C	+
Neill Street	93	D	+
Neill Street	95-97	C	+
Neill Street	101-111	C	+
Neill Street	Former Hotel, enr Canning St	B	2
Neill Street	28	D	2
Neill Street	52	C	2
Neill Street	54	C	2
Neill Street	56	C	2
Neill Street	60	C	2
Neill Street	62	C	2
Neill Street	64	C	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Neill Street	66	E	2
Neill Street	74	E	2
Neill Street	76	E	2
Neill Street	78	E	2
Neill Street	80	D	2
Neill Street	82	E	2
Neill Street	86	E	2
Neill Street	88	E	2
Neill Street	90	E	2
Nicholson Street	Royal Exhibition Building	A	1
Nicholson Street	27	E	2
Nicholson Street	29	E	2
Nicholson Street	31	E	2
Nicholson Street	33	E	2
Nicholson Street	35	E	2
Nicholson Street	37-43	E	2
Nicholson Street	47	E	2
Nicholson Street	51	E	2
Nicholson Street	53	E	2
Nicholson Street	55	E	2
Nicholson Street	57-63	E	2
Nicholson Street	69	E	3
Nicholson Street	73	E	3
Nicholson Street	75	E	3
Nicholson Street	85-91	E	3
Nicholson Street	161	D	2
Nicholson Street	163	D	2
Nicholson Street	165	D	2
Nicholson Street	169	D	2
Nicholson Street	177	E	2
Nicholson Street	179	E	2
Nicholson Street	181-185	E	2
Nicholson Street	189	E	2
Nicholson Street	191	D	2
Nicholson Street	205	E	3
Nicholson Street	209-211	D	3
Nicholson Street	213-215	E	3
Nicholson Street	217	E	3
Nicholson Street	221	E	3
Nicholson Street	223-225	E	3
Nicholson Street	227	E	3
Nicholson Street	241	E	3
Nicholson Street	243	E	3
Nicholson Street	245	E	3
Nicholson Street	255	D	3
Nicholson Street	257	E	3
Nicholson Street	261	E	3
Nicholson Street	263	E	3
Nicholson Street	275	E	3
Nicholson Street	Cnr Princes St	D	3
Orr Street	16	D	3
Orr Street	18	D	3
Orr Street	20-22	D	3
Owen Street	21	E	1

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Owen Street	23	C	1
Owen Street	25	C	1
Owen Street	27	B	1
Owen Street	29	B	1
Owen Street	35	C	1
Owen Street	37	C	1
Owen Street	41	C	1
Owen Street	45	C	1
Owen Street	47	C	1
Owen Street	49	D	1
Palmerston Place	7	C	2
Palmerston Place	11	C	2
Palmerston Place	23-29	C	2
Palmerston Place	8	C	2
Palmerston Place	12	C	2
Palmerston Place	22-28	C	2
Palmerston Street	57	C	2
Palmerston Street	67	C	2
Palmerston Street	69	C	2
Palmerston Street	83	C	3
Palmerston Street	85	C	3
Palmerston Street	87	C	3
Palmerston Street	Church	A	1
Palmerston Street	Church Hall	D	1
Palmerston Street	105	C	3
Palmerston Street	115	C	3
Palmerston Street	117	C	3
Palmerston Street	119	C	3
Palmerston Street	141	C	3
Palmerston Street	143	D	3
Palmerston Street	145	D	3
Palmerston Street	147	D	3
Palmerston Street	149	C	3
Palmerston Street	151	C	3
Palmerston Street	153	C	3
Palmerston Street	157	C	3
Palmerston Street	159	C	3
Palmerston Street	161	C	3
Palmerston Street	163	C	3
Palmerston Street	171	C	3
Palmerston Street	183	C	3
Palmerston Street	187	D	3
Palmerston Street	189	D	3
Palmerston Street	191	D	3
Palmerston Street	193	D	3
Palmerston Street	207	C	3
Palmerston Street	18	C	2
Palmerston Street	20	C	2
Palmerston Street	24	B	2
Palmerston Street	28	C	2
Palmerston Street	38	C	3
Palmerston Street	40	C	3
Palmerston Street	46	B	2
Palmerston Street	48	C	2

Comment [A14]: Streetscape category omitted in exhibited inventory. Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Palmerston Street	Former Shop enr Canning St	E	2
Palmerston Street	66	E	2
Palmerston Street	68	E	2
Palmerston Street	70	E	2
Palmerston Street	72	E	2
Palmerston Street	76	E	2
Palmerston Street	78	E	2
Palmerston Street	80	E	2
Palmerston Street	82	E	2
Palmerston Street	88	E	2
Palmerston Street	90	E	2
Palmerston Street	92	E	2
Palmerston Street	94	E	2
Palmerston Street	96	E	2
Palmerston Street	100	E	2
Palmerston Street	104	E	2
Palmerston Street	106	E	2
Palmerston Street	108	E	2
Palmerston Street	114	E	2
Palmerston Street	116	D	2
Palmerston Street	118	D	2
Palmerston Street	120	D	2
Palmerston Street	122	D	2
Palmerston Street	230	E	2
Palmerston Street	234	E	2
Palmerston Street	236	E	2
Palmerston Street	240	E	2
Palmerston Street	242	E	2
Pelham Street	157-165	E	3
Pelham Street	205-233	E	3
Pelham Street	St Georges Old School	A	1
Pelham Street	52	D	2
Pelham Street	54-56	E	2
Pelham Street	58	D	2
Pelham Street	64-70	D	2
Pelham Street	96	A	3
Pelham Street	156-162	D	2
Pelham Street	168-170	D	2
Pelham Street	196	C	2
Pelham Street	NE enr Berkeley St	D	3
Pitt Street	13	E	2
Pitt Street	15	E	2
Pitt Street	17	E	2
Pitt Street	19	E	2
Pitt Street	21	E	2
Pitt Street	23	E	2
Pitt Street	27	E	2
Pitt Street	43	E	2
Pitt Street	45	E	2
Pitt Street	47	E	2
Pitt Street	51	E	2
Pitt Street	12	E	2
Pitt Street	14	D	2
Pitt Street	18	E	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Pitt Street	24	E	2
Pitt Street	26	E	2
Pitt Street	28	D	2
Pitt Street	32	E	2
Pitt Street	38	E	2
Pitt Street	40	E	2
Pitt Street	42	E	2
Pitt Street	44	E	2
Pitt Street	46	E	2
Pitt Street	48	E	2
Pitt Street	52	E	2
Pitt Street	56	D	2
Pitt Street	58	D	2
Pitt Street	60	E	2
Pitt Street	62	E	2
Post Office Place	1	E	2
Post Office Place	3	E	2
Princes Street	67	E	2
Princes Street	69	E	2
Princes Street	71	E	2
Princes Street	73	E	2
Princes Street	75	E	2
Princes Street	77	E	2
Princes Street	79	E	2
Princes Street	83	E	2
Princes Street	85	E	2
Princes Street	87	E	2
Princes Street	89	E	2
Princes Street	91	E	2
Princes Street	93	E	2
Princes Street	95	E	2
Princes Street	97	E	2
Princes Street	99	E	2
Princes Street	101	E	2
Princes Street	103	E	2
Princes Street	105	E	2
Princes Street	107	E	2
Princes Street	113	E	2
Queensberry Street	19	C	1
Queensberry Street	21-23	A	1
Queensberry Street	Rear 23	D	2
Queensberry Street	59	A	1
Queensberry Street	133-135	E	2
Queensberry Street	Public Urinal	B	-
Queensberry Street	225-227	E	2
Queensberry Street	229	E	2
Queensberry Street	255-259	E	3
Queensberry Street	60	D	1
Queensberry Street	74-80	A	1
Queensberry Street	92	E	3
Queensberry Street	106-108	D	3
Queensberry Street	128-132	D	2
Queensberry Street	134-140	E	2
Queensberry Street	144-146	D	2

Comment [A15]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A16]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Queensberry Street	148	E	3
Queensberry Street	198-202	E	3
Queensberry Street	210 MMTB Substation (enr Bouverie St)	E	3
Queensberry Street	214-222	A	2
Queensberry Street	224	A	3
Queensberry Street	258-274 Myer Warehouse	E	2
Queensberry Street	Public Urinal	A	3
Rathdowne Street	25-27	B	3
Rathdowne Street	29	D	3
Rathdowne Street	49	E	3
Rathdowne Street	97	C	1
Rathdowne Street	101	A	1
Rathdowne Street	107-123, includes:		
Rathdowne Street	• 107-109 Rathdowne Street	C	1
Rathdowne Street	199 – Church	A	1
Rathdowne Street	199 – Precinct	E	1
Rathdowne Street	205	B	1
Rathdowne Street	233-237	E	1
Rathdowne Street	239	E	1
Rathdowne Street	241	E	1
Rathdowne Street	257	E	1
Rathdowne Street	259-261	E	1
Rathdowne Street	263	E	1
Rathdowne Street	265-267	E	1
Rathdowne Street	269	E	1
Rathdowne Street	271-277	E	2
Rathdowne Street	279-281	B	2
Rathdowne Street	291	D	2
Rathdowne Street	301	A	2
Rathdowne Street	303	E	2
Rathdowne Street	307	B	2
Rathdowne Street	309	E	2
Rathdowne Street	311	E	2
Rathdowne Street	313	E	2
Rathdowne Street	315	E	2
Rathdowne Street	319	E	2
Rathdowne Street	329-335	E	2
Rathdowne Street	339	D	2
Rathdowne Street	341	D	2
Rathdowne Street	343	E	2
Rathdowne Street	357	E	2
Rathdowne Street	397	D	2
Rathdowne Street	401	E	2
Rathdowne Street	403	E	2
Rathdowne Street	405	E	2
Rathdowne Street	407	E	2
Rathdowne Street	409-411	E	2
Rathdowne Street	421	D	3
Rathdowne Street	16	E	2
Rathdowne Street	24	E	2
Rathdowne Street	26	E	2

Comment [A17]: For 97 Rathdowne Street and 101 Rathdowne Street:

Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with previous heritage grading.

Comment [A18]: 107-123 Rathdowne Street contains a large modern complex and heritage buildings at one address – 107-109 Rathdowne Street – listed the previous inventory.

107-109 Rathdowne was omitted in the exhibited inventory and should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Rathdowne Street	28	E	2
Rathdowne Street	30	E	2
Rathdowne Street	32	E	2
Rathdowne Street	34	E	2
Rathdowne Street	36	E	2
Rathdowne Street	42	D	3
Rathdowne Street	44	D	3
Rathdowne Street	46-48	E	3
Rathdowne Street	74 (see 71 Macarthur Place)	E	2
Rathdowne Street	88	B	2
Rathdowne Street	96	E	2
Rathdowne Street	108	E	2
Rathdowne Street	110	E	2
Rathdowne Street	114	E	2
Rathdowne Street	116	E	2
Rathdowne Street	120	E	2
Rathdowne Street	122	E	2
Rathdowne Street	124	E	2
Rathdowne Street	126	E	2
Rathdowne Street	130	E	2
Rathdowne Street	132	E	2
Rathdowne Street	134	E	2
Rathdowne Street	154	E	2
Rathdowne Street	156	E	2
Rathdowne Street	160	E	1
Rathdowne Street	164	E	1
Rathdowne Street	166	E	1
Rathdowne Street	170	E	1
Rathdowne Street	172	E	1
Rathdowne Street	174	E	1
Rathdowne Street	176	E	1
Rathdowne Street	178	E	1
Rathdowne Street	180	E	1
Rathdowne Street	184	B	1
Rathdowne Street	200	E	3
Rathdowne Street	210	D	3
Rathdowne Street	212	D	3
Rathdowne Street	214	D	3
Rathdowne Street	216	D	3
Rathdowne Street	218	E	3
Rathdowne Street	Baths	E	3
Rathdowne Street	250	E	3
Rathdowne Street	252	E	3
Rathdowne Street	254	E	3
Royal Parade	Carlton Football Club	C	1
Royal Parade (Princes Park)	Park Keeper's Lodge	B	2
Royal Parade (Princes Park)	Pavilions	E	2
Station Street	55	E	3
Station Street	57	E	3
Station Street	67	E	3
Station Street	69	E	3
Station Street	71	E	3
Station Street	73	E	3
Station Street	75	D	3

Comment [A19]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Station Street	77	D	3
Station Street	79	E	3
Station Street	93	E	2
Station Street	95	E	2
Station Street	97	E	2
Station Street	99	E	2
Station Street	101	E	2
Station Street	103	E	2
Station Street	105	D	2
Station Street	117	E	2
Station Street	Rear 123	D	2
Station Street	123	E	2
Station Street	125	E	2
Station Street	127	E	2
Station Street	129	E	2
Station Street	137	A	2
Station Street	139	E	2
Station Street	141	E	2
Station Street	143	E	2
Station Street	145	E	2
Station Street	147	E	2
Station Street	149	E	2
Station Street	151	E	2
Station Street	161	D	2
Station Street	165	E	2
Station Street	167	E	2
Station Street	169	E	2
Station Street	52	E	3
Station Street	54	E	3
Station Street	68	E	3
Station Street	70	E	3
Station Street	72	D	3
Station Street	74	E	3
Station Street	82	E	3
Station Street	84	E	3
Station Street	86	E	3
Station Street	88	E	3
Station Street	90	E	3
Station Street	92	E	2
Station Street	98	E	2
Station Street	100	E	2
Station Street	102	E	2
Station Street	106	E	2
Station Street	108	E	2
Station Street	110	E	2
Station Street	112	E	2
Station Street	114	E	2
Station Street	116	E	2
Station Street	118	E	2
Station Street	120	E	2
Station Street	122	E	2
Station Street	124	E	2
Station Street	126	E	2
Station Street	128	E	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Station Street	130	E	2
Station Street	132	E	2
Station Street	140	E	2
Station Street	148	D	2
Station Street	154	E	2
Station Street	156	E	2
Station Street	158	E	2
Station Street	160	E	2
Station Street	162	D	2
Station Street	164	D	2
Station Street	166	E	2
Station Street	168	E	2
Station Street	170	E	2
Station Street	172	E	2
Station Street	174	E	2
Station Street	176	E	2
Station Street	178	E	2
Station Street	180	E	2
Swanston Street	CUB Swanston St façade (Trade Quality Control)	E	2
Swanston Street	CUB Complex	A	2
Swanston Street	CUB Complex (Victoria St Corner)	F	2
Swanston Street	593-597	E	3
Swanston Street	599-605	E	3
Swanston Street	631-645 (See Lincoln Square South)	D	2
Swanston Street	466	E	3
Swanston Street	508-512	E	3
Swanston Street	554-556	E	3
Swanston Street	570	D	3
Swanston Street	Hotel (SE enr Pelham St)	E	3
Swanston Street	Shop NE enr Pelham St	E	3
Swanston Street	630	E	3
Swanston Street	650-656	B	3
Swanston Street	658	E	3
Swanston Street	660	E	3
Swanston Street	676	E	3
Swanston Street	678	E	3
Swanston Street	680	D	3
Swanston Street	682	D	3
Swanston Street	784	E	3
Swanston Street	786	E	3
Swanston Street	832	E	1
Swanston Street	842-844	E	1
Swanston Street	860-862	E	1
Swanston Street	864	B	1
Swanston Street	870-874	E	1
Swanston Street	876-882	E	1
Swanston Street	886	E	1
Swanston Street	890	E	1
Swanston Street	892	E	1
Swanston Street	896	A	1
Swanston Street	900	E	1

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Swanston Street	902	C	1
Swanston Street	904	C	1
Swanston Street	906	C	1
Swanston Street	908	C	1
Swanston Street	912	C	1
Swanston Street	914-916	C	1
Swanston Street	920	D	1
Swanston Street	924	C	1
Swanston Street	932	C	1
Tyne Street	35	C	2
University Street	9-11	C	3
University Street	49	C	2
University Street	Rear 61	C	2
University Street	16	D	3
University Street	Rear George's Warehouse	A	2
Victoria Place	Victorian Art Statue Store	D	3
Victoria Street	CUB Complex	C, D	2
Victoria Street	20-22	D	3
Victoria Street	26	D	3
Victoria Street	68-72	C	2
Waterloo Street	3	D	2
Waterloo Street	11	C	2
Waterloo Street	21	C	2
Waterloo Street	23	C	2
Youngs Place	Rear 113 Drummond St	E	3
The University of Melbourne	1888 Building, Fence & Garden, Grattan St	A	1
The University of Melbourne	Frank Tate Building	C	2
The University of Melbourne	Old Law School & Quadrangle	A	1
The University of Melbourne	Old Commerce	A	2
The University of Melbourne	Gate Lodge	A	1
The University of Melbourne	Botany School Systems Garden & Former Conservatory	A	1
The University of Melbourne	Conservatorium of Music	A	1
The University of Melbourne	Grainger Museum	A	1
The University of Melbourne	Old Physics Conference Room & Gallery	B	1
The University of Melbourne	University House	B	2
The University of Melbourne	Old Arts	B	1
The University of Melbourne	Chemistry	B	2
The University of Melbourne	Baldwin Spencer Building (Old Zoology)	A	2
The University of Melbourne	Old Pathology Building (Former Medical School)	A	2
The University of Melbourne	Old Geology Building	C	2
The University of Melbourne	Remnant of Former National Museum	C	2
The University of Melbourne	Engineering School	C	3
The University of Melbourne	Botany School	C	1 & 2
The University of Melbourne	Doorway to Carpark	C	3
The University of Melbourne	Main Gates & Fence, NE enr Royal Pde & Grattan St	A	1, 2, 3
The University of Melbourne	Cricknet Pavilion & Scoreboard	C	1
The University of Melbourne	Grandstand	C	1

Comment [A20]: Retained in inventory under 320 Lygon Street.

Comment [A21]: Address omitted from exhibited inventory. Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
The University of Melbourne	CSIRO Materials Science	C	3
The University of Melbourne	Richard Berry Building	D	2, 3
The University of Melbourne	Agriculture & Forestry	D	2
The University of Melbourne	Botany Annexe & Banks	C	2
The University of Melbourne	Vice-Chancellor's Residence	A	†
The University of Melbourne	Newman College	A, B	†
The University of Melbourne	Janet Clarke Hall	A, B	†
The University of Melbourne	Trinity College	A	†
The University of Melbourne	Behan Building, Squash Court, Former Tennis Pavilion	C	†
The University of Melbourne	Ormond College	A	†
The University of Melbourne	Maclean House	A	†
The University of Melbourne	Allen House	A	†
The University of Melbourne	Queens College—Main Building Block	A	†
The University of Melbourne	Laboratory & Professor's Building	C	†

MELBOURNE PLANNING SCHEME

EAST MELBOURNE & JOLIMONT

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Agnes Street	11	C	2
Agnes Street	15	C	2
Agnes Street	19	C	2
Agnes Street	21	D	2
Agnes Street	27	C	2
Agnes Street	33-41	C	2
Agnes Street	45	C	2
Agnes Street	47	C	2
Agnes Street	49	C	2
Agnes Street	53	D	2
Agnes Street	55	D	2
Agnes Street	57	C	2
Albert Street	5	D	2
Albert Street	7	D	2
Albert Street	9	D	2
Albert Street	11	D	2
Albert Street	13	D	2
Albert Street	15	D	2
Albert Street	17	D	2
Albert Street	35	C	2
Albert Street	37	C	2
Albert Street	39	C	2
Albert Street	41	C	2
Albert Street	43	C	2
Albert Street	34	D	2
Albert Street	36	D	2
Albert Street	38	D	2
Albert Street	40	D	2
Albert Street	42	C	2
Albert Street	54	A	2
Albert Street	56	A	2
Albert Street	58	A	2
Albert Street	70	B	2
Albert Street	74	D	2
Albert Street	78	C	2
Albert Street	80	C	2
Albert Street	82	C	2
Albert Street	128	C	2
Albert Street	130	C	2
Albert Street	132	D	+
Albert Street	134	D	+
Albert Street	206	D	+
Albert Street	254	B	3
Albert Street	260	C	3
Albert Street	306-312	B	2
Albert Street	318	B	2
Albert Street	348	B	2
Albert Street	362	D	2
Albert Street	364	B	2
Albert Street	366	C	2
Albert Street	384-400	A	1
Albert Street	402	A	1
Albert Street	404	A	+
Albert Street	406	A	+

Comment [A22]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A23]: Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Albert Street	453-479 (all buildings in St Peters Church Precinct except Hall in Gisborne St)	A	†
Albert Street	408	A	†
Albert Street	410	C	†
Albert Street	414	C	†
Albert Street	426	C	†
Albert Street	430	A	†
Albert Street	486	A	†
Albert Street	494-500	A	†
Albert Street	502	A	†
Berry Street	51	C	2
Berry Street	53	C	2
Berry Street	55	C	2
Berry Street	57	C	2
Berry Street	14	D	2
Berry Street	16	C	2
Berry Street	20	D	2
Berry Street	26	D	2
Berry Street	28	C	2
Berry Street	30	C	2
Berry Street	32	C	2
Berry Street	34	B	2
Berry Street	36	D	2
Berry Street	40	D	2
Berry Street	42	C	2
Berry Street	44	C	2
Berry Street	46	C	2
Berry Street	48	D	2
Berry Street	50	C	2
Cathedral Place	St Patrick's Cathedral	A	1
Cathedral Place	Fence (St Andrews H)	C	3
Charles Street	19	D	2
Charles Street	21	C	2
Clarendon Street	7	A	2
Clarendon Street	36	A	1
Clarendon Street	68	A	2
Clarendon Street	70	A	2
Clarendon Street	72-80	B	2
Clarendon Street	120	A	1
Clarendon Street	Freemasons Hospital	A	3
Clarendon Street	206	A	†
Clarendon Street	208-212	A	†
Clarendon Street	214-222, includes:		
Clarendon Street	220	A	†
Clarendon Street	• 222 Clarendon Street	D	2
Victoria Parade	• 376 Victoria Parade	A	2
Victoria Parade	• 378 Victoria Parade	A	2
Clarendon Street	224	D	2
Clarendon Street	226	D	2
Clarendon Street	228	C	2
Darling Street	2	D	2
Darling Street	4	D	2

Comment [A24]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A25]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A26]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A27]: 214-222 Clarendon Street contains four addresses listed in the previous inventory, including two buildings facing Victoria Parade. To avoid confusion, the addresses should be listed separately.

220 Clarendon Street was A graded in a Level 1 streetscape in the previous inventory and was translated correctly in the exhibited inventory.

The other addresses listed in the previous inventory – 222 Clarendon Street, 376 Victoria Parade and 378 Victoria Parade – should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Darling Street	6	D	2
Darling Street	8	D	2
Darling Street	10	D	2
Darling Street	24	D	2
Darling Street	28-30	B	2
Fitzroy Gardens	Hotham St Entrance & Steps	C	-
Fitzroy Gardens	Gardener's Residence & Stables	A	-
Fitzroy Gardens	Captain Cook's Cottage	A	-
Fitzroy Gardens	Conservatory	C	-
Fitzroy Gardens	Sculpture	C	-
Fitzroy Gardens	Drinking Fountain	C	-
Fitzroy Gardens	House	D	-
Fitzroy Gardens	Sculpture	C	-
Fitzroy Gardens	Fence	C	-
Fitzroy Gardens	Glass Houses (4 No.)	D	-
Fitzroy Gardens	Folly	C	-
Fitzroy Gardens	Pavilion	A	-
Fitzroy Gardens	Fountain	A	-
Fitzroy Gardens	Substation	A	-
Garden Avenue (Centre Off Wellington Pde Nth)	All	A	1
George Street	11	C	2
George Street	17	C	2
George Street	21-25	C	2
George Street	29	C	2
George Street	37	C	2
George Street	47	C	2
George Street	49	D	2
George Street	51-53	D	2
George Street	55	D	2
George Street	63	B	2
George Street	105	D	2
George Street	109	B	2
George Street	115	B	2
George Street	117	B	2
George Street	121	C	2
George Street	123	C	2
George Street	<u>125-127, includes:</u>		
George Street	• 125 <u>George Street</u>	C	2
George Street	125A	A	2
George Street	• 125B <u>George Street</u>	C	2
George Street	129	D	2
George Street	135	A	2
George Street	171	D	2
George Street	173	D	2
George Street	175	D	2
George Street	193	A	1
George Street	199	A	1
George Street	201	A	1
George Street	203	A	1
George Street	205	A	1
George Street	207	A	1
George Street	209	A	1
George Street	2-14	D	2

Comment [A28]: Properties on Garden Avenue were included in the previous inventory as one listing. One of the properties is 48-54 Wellington Parade which was omitted from the exhibited inventory. The building category for 10 Garden Avenue was also incorrectly listed as significant in the exhibited inventory.

In order to address these issues, the listing should be retained in the Heritage Places Inventory 2020 Part B.

Comment [A29]: 125-127 George Street contains three addresses listed in the previous inventory. To avoid confusion, the addresses should be listed separately.

125A George Street was graded A in a Level 2 streetscape in the previous inventory and was translated correctly in the exhibited inventory.

The other addresses – 125 George Street and 125B George Street – should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
George Street	16	B	2
George Street	20-22	B	2
George Street	26	C	2
George Street	32-38	C	2
George Street	42	D	2
George Street	46	C	2
George Street	48	D	2
George Street	50	D	2
George Street	52	D	2
George Street	76	D	2
George Street	78	D	2
George Street	80	D	2
George Street	82	D	2
George Street	84	D	2
George Street	86	D	2
George Street	88	D	2
George Street	90	D	2
George Street	100	C	2
George Street	116	C	2
George Street	156	A	1
George Street	174	D	1
George Street	178	A	1
George Street	182	A	1
George Street	184	A	1
George Street	186	A	1
George Street	188	A	1
George Street	190	C	1
George Street	190A	C	1
George Street	192	D	1
George Street	194	C	1
Gipps Street	13	C	2
Gipps Street	17-19	D	2
Gipps Street	21	C	2
Gipps Street	23	C	2
Gipps Street	27	C	2
Gipps Street	29	C	2
Gipps Street	31-37	C	1
Gipps Street	41-43	D	1
Gipps Street	49	C	1
Gipps Street	51	C	1
Gipps Street	53	B	1
Gipps Street	55	B	1
Gipps Street	57	C	1
Gipps Street	59	C	1
Gipps Street	61	C	1
Gipps Street	63	C	1
Gipps Street	77	D	2
Gipps Street	79	D	2
Gipps Street	81	C	2
Gipps Street	83	C	2
Gipps Street	91	D	2
Gipps Street	97	D	2
Gipps Street	111	C	2
Gipps Street	119	C	2

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Gipps Street	121	C	2
Gipps Street	123	B	2
Gipps Street	125	B	2
Gipps Street	127	C	2
Gipps Street	129	D	2
Gipps Street	153	D	2
Gipps Street	155	B	1
Gipps Street	157	C	1
Gipps Street	159	A	1
Gipps Street	165	B	1
Gipps Street	167	B	1
Gipps Street	169	B	1
Gipps Street	173	B	1
Gipps Street	179	A	1
Gipps Street	181	C	1
Gipps Street	42	C	2
Gipps Street	46	D	2
Gipps Street	48	D	2
Gipps Street	52	D	2
Gipps Street	54	D	2
Gipps Street	56	D	2
Gipps Street	70	C	2
Gipps Street	72	C	2
Gipps Street	74	C	2
Gipps Street	76	C	2
Gipps Street	80	C	2
Gipps Street	86	A	2
Gipps Street	88	B	2
Gipps Street	90	B	2
Gipps Street	92	C	1
Gipps Street	104	A	1
Gipps Street	118	A	1
Gipps Street	128	A	1
Gipps Street	130	A	1
Gipps Street	132	A	1
Gordon Reserve (see Macarthur Place)			
Grey Street	15	D	2
Grey Street	17	D	2
Grey Street	25	D	2
Grey Street	33	C	2
Grey Street	35	C	2
Grey Street	37	D	2
Grey Street	39	D	2
Grey Street	41	A	2
Grey Street	43	A	2
Grey Street	45	C	2
Grey Street	47	C	2
Grey Street	49	C	2
Grey Street	51	D	2
Grey Street	61	C	2
Grey Street	65-67	D	2
Grey Street	73	C	2
Grey Street	77	B	2

Comment [A30]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Grey Street	81	C	2
Grey Street	83	C	2
Grey Street	85	C	2
Grey Street	87	D	2
Grey Street	115	A	1
Grey Street	119	A	1
Grey Street	121	A	1
Grey Street	123	A	1
Grey Street	125	A	1
Grey Street	127	A	1
Grey Street	129-135	D	3
Grey Street	Mercy Hospital	A	3
Grey Street	2	C	2
Grey Street	4	C	2
Grey Street	6	D	2
Grey Street	12-14	C	2
Grey Street	34	B	1
Grey Street	36-42	B	1
Grey Street	46	C	1
Grey Street	48	C	1
Grey Street	56	C	1
Grey Street	58	C	1
Grey Street	60	C	1
Grey Street	62	C	1
Grey Street	64	C	1
Grey Street	66	C	1
Grey Street	68	C	1
Grey Street	84	D	3
Grey Street	128	A	3
Grey Street	130	A	3
Grey Street	132	A	3
Hoddle Street	1087	C	2
Hoddle Street	1089	B	2
Hoddle Street	1091	B	2
Hoddle Street	1093	B	2
Hoddle Street	1101	D	2
Hoddle Street	1105	D	2
Hoddle Street	1107	D	2
Hoddle Street	1109	C	2
Hoddle Street	1111	C	2
Hoddle Street	1113	C	2
Hoddle Street	1115	D	2
Hoddle Street	1117	D	2
Hoddle Street	1119	C	2
Hoddle Street	1121	C	2
Hoddle Street	1141	D	2
Hoddle Street	1143	C	2
Hoddle Street	1149	C	2
Hoddle Street	1151	A	2
Hoddle Street	1153	D	2
Hoddle Street	1155	D	2
Hoddle Street	1157	D	2
Hoddle Street	1159	C	2
Hoddle Street	1161	C	2

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Hoddle Street	1163	C	2
Hoddle Street	1165	C	2
Hoddle Street	1169	D	2
Hoddle Street	1193	D	2
Hoddle Street	1195	D	2
Hoddle Street	1197	D	2
Hoddle Street	1199	D	2
Hoddle Street	1201	D	2
Hoddle Street	1225	D	2
Hoddle Street	1227	B	2
Hoddle Street	1229	D	2
Hoddle Street	1231	C	2
Hoddle Street	1233	C	2
Hoddle Street	1251-1289 (Cnr Victoria Pde— St Johns Church Precinct)	A & C	2
Hotham Street	29	C	3
Hotham Street	43	C	3
Hotham Street	45	B	1
Hotham Street	47	B	1
Hotham Street	49	B	1
Hotham Street	51	B	1
Hotham Street	71	B	1
Hotham Street	73	B	1
Hotham Street	79	B	1
Hotham Street	81	B	1
Hotham Street	87	C	1
Hotham Street	89	C	1
Hotham Street	97	C	1
Hotham Street	99	D	1
Hotham Street	101	B	1
Hotham Street	103	B	1
Hotham Street	105	B	1
Hotham Street	109	B	1
Hotham Street	111	B	1
Hotham Street	121	B	1
Hotham Street	125	B	1
Hotham Street	147-151	C	2
Hotham Street	153	D	2
Hotham Street	157	A	2
Hotham Street	161	D	2
Hotham Street	173	B	2
Hotham Street	189	C	2
Hotham Street	191	A	2
Hotham Street	193	A	2
Hotham Street	16	D	2
Hotham Street	18	D	2
Hotham Street	20-22	C	2
Hotham Street	34	C	1
Hotham Street	38	A	1
Hotham Street	44	A	1
Hotham Street	50	A	1
Hotham Street	52	B	1
Hotham Street	54	C	1

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Hotham Street	72	A	2
Hotham Street	74	A	2
Hotham Street	76	A	2
Hotham Street	80	C	2
Hotham Street	92	A	2
Hotham Street	94	A	2
Hotham Street	96	D	2
Hotham Street	100	C	2
Hotham Street	110-112	B	+
Hotham Street	114	B	+
Hotham Street	116	B	+
Hotham Street	118	B	+
Hotham Street	120	B	+
Hotham Street	146	A	1
Hotham Street	148	A	1
Hotham Street	152	B	+
Hotham Street	154	A	+
Hotham Street	156	A	+
Hotham Street	158	A	+
Hotham Street	160	A	+
Hotham Street	162	A	+
Hotham Street	164	A	+
Hotham Street	168	C	+
Hotham Street	170	C	+
Hotham Street	172	D	+
Hotham Street	174-188	C	+
Jolimont Terrace	2-10	A	+
Jolimont Terrace	12	A	+
Jolimont Terrace	12A	D	+
Jolimont Terrace	16	C	+
Jolimont Terrace	18	B	+
Jolimont Terrace	20	C	+
Jolimont Terrace	22	C	+
Jolimont Terrace	24	C	+
Jolimont Terrace	26	C	+
Jolimont Terrace	28	B	+
Jolimont Terrace	30	B	+
Jolimont Terrace	32	A	+
Jolimont Terrace	40	B	+
Jolimont Terrace	42	B	+
Jolimont Street	50	C	2
Jolimont Street	62	C	2
Jolimont Street	64	C	2
Jolimont Street	76-68	D	2
Jolimont Street	80	D	2
Jolimont Street	86	C	2
Jolimont Road	106	D	2
Jolimont Road	110	D	2
Jolimont Road	124-126	D	2
Jolimont Road	128	D	2
Jolimont Road	140-142	C	2
Landsdowne Street	15-17	A	+
Landsdowne Street	19	A	+
Landsdowne Street	21	A	+

Comment [A31]: For 146 Hotham Street and 148 Hotham Street:

Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Lansdowne Street	23	A	1
Lansdowne Street	25	A	1
Lansdowne Street	27	A	1
Lansdowne Street	14	C	3
Lansdowne Street	16	D	3
Lansdowne Street	Tower Seminary	A	3
Macarthur Place/ Gordon Reserve	Gordon Monument	C	1
Macarthur Place/ Gordon Reserve	Gordon Reserve	C	1
Macarthur Place/ Gordon Reserve	Standord Fountain	A	1
Macarthur Place/ Gordon Reserve	Adam Lindsay Gordon Monument	C	1
Macarthur Place/ Gordon Reserve	Fram Shelter	A	1
Macarthur Place/ Gordon Reserve	Toilets	C	1
Macarthur Place/ Gordon Reserve	Hon George Higinbotham Monument	C	1
Macarthur Place/ Gordon Reserve	St. Peter's Hall	C	1
Morrison Street/ Place	Church	C	1
Morrison Street/ Place	Perey Bowen Wing Eye & Ear Hospital	C	1
Morrison Street/ Place	10	A	1
Morrison Street/ Place	12	A	1
Morrison Street/ Place	14-18	A	1
Morrison Street/ Place	20	A	1
Morrison Street/ Place	22	A	1
Nicholson Street	Royal Australasian College of Surgeons	B	3
Olympic Park	No. 1 Ground & Olympic Grandstand	C	3
Olympic Park	No. 2 Ground	C	3
Olympic Park	Hockey Pavilion, No. 2 Ground B	D	-
Palmer Street	Cnr Charles (Fence)	C	3
Palmer Street	1	D	3
Palmer Street	3	D	3
Palmer Street	5	D	3
Palmer Street	7	D	3
Parliament Place	1-8 (Tasma Terrace)	A	1
Parliament Place	Lutheran Church Hall	A	1
Parliament Place	12 (Lutheran Church House)	A	1
Parliament Place	Lutheran Church (no. 22-36)	A	1
Powlett Street	17	B	3
Powlett Street	41-49	B	1
Powlett Street	53	C	2
Powlett Street	59	B	2
Powlett Street	61	A	2
Powlett Street	Cnr Hotham & Powlett (interior)	C	1
Powlett Street	85	B	2
Powlett Street	87	B	2
Powlett Street	89-91	D	2
Powlett Street	101	D	2

Comment [A32]: The listing for 16 Lansdowne Street in the previous inventory relates to a heritage place which is located at 12 Lansdowne Street. This has been determined from the 1983 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 12 Lansdowne Street should be converted through a separate amendment.

Comment [A33]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Powlett Street	105	C	2	
Powlett Street	107	D	2	
Powlett Street	121	C	1	
Powlett Street	125	D	1	
Powlett Street	127	D	1	
Powlett Street	129	B	1	
Powlett Street	135	B	1	
Powlett Street	141	C	1	
Powlett Street	165-169	D	2	
Powlett Street	171	B	2	
Powlett Street	173	B	3	
Powlett Street	175	C	3	
Powlett Street	Median Strip b/w Albert & Victoria Sts	C	2	
Powlett Street	10	B	2	
Powlett Street	12	B	2	
Powlett Street	14	B	2	
Powlett Street	22	C	3	
Powlett Street	52	A	2	
Powlett Street	54	A	2	
Powlett Street	56	D	2	
Powlett Street	68	D	2	
Powlett Street	Cnr Hotham (Church)	B	1	
Powlett Street	82-112	A	1	
Powlett Street	114-116	B	1	
Powlett Street	120	B	1	
Powlett Street	124	C	1	
Powlett Street	128	B	1	
Powlett Street	130	A	1	
Powlett Street	132	C	1	
Powlett Street	134	C	1	
Powlett Street	136	C	1	
Powlett Street	138	A	1	
Powlett Street	140	D	1	
Powlett Street	142	D	1	
Powlett Street	156	D	2	
Powlett Street	158	D	2	
Powlett Street	160	D	2	
Powlett Street	162	D	2	
Powlett Street	164	C	2	
Powlett Street	166	C	2	
Powlett Street	168	C	2	
Powlett Street	170	C	2	
Punt Road	1013	D	2	
Punt Road	1015	D	2	
Punt Road	1017	C	2	
Punt Road	1019	C	2	
Punt Road	1021	C	2	
Punt Road	1023	C	2	
Punt Road	1025	C	2	
Punt Road	1027	B	2	
Punt Road	1029	B	2	
Punt Road	1031	B	2	
Punt Road	1033	D	2	

Comment [A34]: 95-101 Powlett Street contains two addresses listed in the previous inventory: the main Magnolia Court building listed as 101 Powlett Street and a single storey building listed with the incorrect address 105 Powlett Street.

The heritage category for the single storey building should be converted through a separate amendment.

Comment [A35]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A36]: For 129-135 Powlett Street:

Building category omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with previous heritage grading.

Comment [A37]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A38]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A39]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Punt Road	1035	C	2
Punt Road	1037	C	2
Punt Road	1039	C	2
Punt Road	1043	D	2
Punt Road	1045	D	2
Punt Road	1047	C	2
Punt Road	1059	B	2
Simpson Street	13	C	2
Simpson Street	15	C	2
Simpson Street	17	D	2
Simpson Street	19	B	2
Simpson Street	29	B	2
Simpson Street	51	B	1
Simpson Street	53	B	1
Simpson Street	55	B	1
Simpson Street	57	B	1
Simpson Street	59	B	1
Simpson Street	61	B	1
Simpson Street	63	B	1
Simpson Street	65	B	1
Simpson Street	89	D	2
Simpson Street	91	D	2
Simpson Street	93	C	2
Simpson Street	95-97	C	2
Simpson Street	105	C	2
Simpson Street	107	C	2
Simpson Street	109	C	2
Simpson Street	111	C	2
Simpson Street	113	C	2
Simpson Street	121	D	2
Simpson Street	141	C	2
Simpson Street	143	D	2
Simpson Street	167	D	2
Simpson Street	169	D	2
Simpson Street	171	D	2
Simpson Street	173	D	2
Simpson Street	177	D	2
Simpson Street	179	D	2
Simpson Street	181	D	2
Simpson Street	183	D	2
Simpson Street	8	A	2
Simpson Street	10	A	2
Simpson Street	12	C	2
Simpson Street	14	C	2
Simpson Street	16	D	2
Simpson Street	18	C	2
Simpson Street	20	D	2
Simpson Street	22	D	2
Simpson Street	24	D	2
Simpson Street	28	D	2
Simpson Street	42-44	D	2
Simpson Street	52	D	2
Simpson Street	56-58	D	2
Simpson Street	60	D	2

Comment [A40]: Lines retained in inventory under 56-70 Wellington Parade.

Comment [A41]: The listing for 42-44 Simpson Street in the previous inventory relates to a heritage place which is located at 46-48 Simpson Street. This has been determined from the 1983 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 46-48 Simpson Street should be converted through a separate amendment.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Simpson Street	62	D	2
Simpson Street	74	C	2
Simpson Street	76	D	2
Simpson Street	78	C	2
Simpson Street	100	C	2
Simpson Street	104	B	1
Simpson Street	132	D	2
Simpson Street	134	D	2
Simpson Street	136	D	2
Simpson Street	138	D	2
Simpson Street	140	C	2
Simpson Street	142	C	2
Simpson Street	144	C	2
Simpson Street	146	C	2
Simpson Street	148	C	2
Simpson Street	150	C	2
Simpson Street	152	B	2
Simpson Street	154	B	2
Spring Street	Treasury	A	1
Spring Street	Parliament House & Grounds	A	1
Spring Street	Parliament Gardens Fence	A	1
Spring Street	354	A	-
St Andrews Place	Government Printing Office	A	1
St Andrews Place	17	C	1
St Andrews Place	33	C	1
St Andrews Place	12 (rear)	D	3
St Andrews Place	18	C	3
Treasury Gardens	Horse Trough	C	-
Treasury Gardens	Burns Monument	C	-
Treasury Gardens	Horse Hitching Post	C	-
Treasury Gardens	Sir William Clarke Monument	C	-
Treasury Gardens	Toilets	C	-
Treasury Place	Prime Minister's Office	A	1
Treasury Place	3 (State Government Offices)	C	1
Treasury Place	2 (State Government Office)	A	1
Trinity Place	Holy Trinity Church Hall	B	2
Vale Street	2	C	1
Vale Street	6	D	1
Vale Street	8	C	1
Vale Street	10	C	1
Vale Street	12	D	1
Vale Street	14	B	1
Vale Street	16	B	1
Vale Street	18	B	1
Vale Street	20	B	1
Vale Street	22	C	1
Vale Street	24	C	1
Vale Street	26	C	1
Vale Street	28	C	1
Vale Street	58	C	2
Vale Street	80	D	2
Vale Street	82	B	2
Vale Street	90	C	2
Vale Street	92	B	2

Comment [A42]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Vale Street	94	B	2
Vale Street	96	B	2
Vale Street	98	D	2
Vale Street	110	C	2
Vale Street	112	E	2
Vale Street	114	C	2
Vale Street	116	E	2
Vale Street	120	E	2
Victoria Parade	Samuel Mauger Monument	C	1
Victoria Parade	80	A	1
Victoria Parade	Eastern Hill Fire Station	A	1
Victoria Parade	146	A	1
Victoria Parade	152	E	1
Victoria Parade	160	E	1
Victoria Parade	166	A	1
Victoria Parade	172	A	1
Victoria Parade	186	A	1
Victoria Parade	278	A	2
Victoria Parade	346	B	2
Victoria Parade	348	B	2
Victoria Parade	352	A	2
Victoria Parade	354	A	2
Victoria Parade	356	A	2
Victoria Parade	358	A	2
Victoria Parade	376	A	2
Victoria Parade	378	A	2
Victoria Parade	380	E	2
Victoria Parade	382	E	2
Victoria Parade	386	E	2
Victoria Parade	388-442	A	1
Victoria Parade	446-452	A	2
Victoria Parade	458	E	2
Victoria Parade	460	D	2
Victoria Parade	480	E	2
Victoria Parade	482	E	2
Victoria Parade	488	D	2
Victoria Parade	490	D	2
Victoria Parade	492	D	2
Victoria Parade	496	E	2
Victoria Parade	502	D	2
Victoria Parade	504	D	2
Victoria Parade	506	D	2
Victoria Parade	508	D	2
Victoria Parade	510	E	2
Victoria Parade	512	E	2
Victoria Parade	514	B	2
Victoria Parade	516	B	2
Victoria Parade	518	B	2
Victoria Parade	520	B	2
Victoria Parade	522	B	2
Victoria Parade	524	B	2
Victoria Parade	528-536 (Cnr Simpson)	B	2
Victoria Parade	540	B	2
Victoria Parade	544	B	2

Comment [A43]: Lines retained in inventory under 214-222 Clarendon Street.

East Melbourne & Jolimont		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Victoria Parade	546	B	2
Victoria Parade	548	B	2
Victoria Parade	556	C	2
Victoria Parade	558	C	2
Victoria Parade	560	C	2
Victoria Parade	562	C	2
Victoria Parade	566	C	2
Victoria Parade	568	C	2
Victoria Parade	570	C	2
Victoria Parade	572	C	2
Victoria Parade	574	C	2
Victoria Parade	576-594	C	2
Wellington Parade	37	D	2
Wellington Parade	41	C	2
Wellington Parade	43	C	2
Wellington Parade	45	C	2
Wellington Parade	47	C	2
Wellington Parade	81	C	1
Wellington Parade	Jolimont Square	A	2
Wellington Parade	101	D	2
Wellington Parade	101 South	C	2
Wellington Parade	145	D	2
Wellington Parade	147	D	2
Wellington Parade	151	D	2
Wellington Parade	157	D	-
Wellington Parade	56-70, includes:		
	• 8 Simpson Street	A	2
	• 10 Simpson Street	A	2
Wellington Parade	74	D	2
Wellington Parade	76	D	2
Wellington Parade	86-92	A	3
Wellington Parade	116	A	3
Wellington Parade	180	C	3
Yarra Park	Royal Australian Army Engineers Depot & Royal Australian Artillery Depot Building	C	-
Yarra Park	2/15 Field Reg. 6 Engineering Group Australian Engineering Building	C	-
Yarra Park	Corrugated Iron Barracks	C	-
Yarra Park	Drinking Fountains (2 No.)	C	-0
Yarra Park	Pedestrian Overpass	C	-
Yarra Park	Chimney Stack	C	-
Yarra Park	Melbourne Cricket Ground Members Club	A	-
Yarra Park	Melbourne Cricket Ground	A	-
Yarra Park	Melbourne Cricket Ground, Olympic Stand	C	-
Yarra Park	Melbourne Cricket Ground Southern Stand	D	-
Yarra Park	Substation Jolimont Street	C	-
Yarra Park	Gate House, Brunton Avenue	C	-
Yarra Park	Richmond Cricket Ground & Pavilion	C	-

Comment [A44]: 56-70 Wellington Parade contains five addresses listed in the previous inventory.

12 Simpson Street, 14 Simpson Street and 16 Simpson Street were listed individually and under their parent address 56-70 Wellington Parade in the exhibited inventory.

8 Simpson Street and 10 Simpson Street were omitted from the exhibited inventory in error. 8 Simpson Street and 10 Simpson Street should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

MELBOURNE PLANNING SCHEME

FLEMINGTON & KENSINGTON

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Albermarle Street	1	D	2
Albermarle Street	3	D	2
Albermarle Street	5	D	2
Albermarle Street	7	D	2
Albermarle Street	9	D	2
Albermarle Street	11	D	2
Albermarle Street	13	D	2
Albermarle Street	15	D	2
Albermarle Street	17	D	2
Albermarle Street	19	D	2
Albermarle Street	21	D	2
Albermarle Street	23	D	2
Albermarle Street	25	D	2
Albermarle Street	2	D	2
Albermarle Street	4	D	2
Albermarle Street	6	D	2
Albermarle Street	8	D	2
Albermarle Street	10	D	2
Albermarle Street	12	D	2
Albermarle Street	14-16	D	2
Albermarle Street	18	D	2
Albermarle Street	20	D	2
Albermarle Street	22	D	2
Altona Street	1	D	3
Altona Street	3	D	3
Altona Street	5	D	3
Altona Street	7	D	3
Altona Street	11	D	3
Altona Street	15	D	3
Altona Street	17	D	3
Altona Street	19	D	3
Altona Street	21	D	3
Altona Street	14	D	3
Altona Street	16	D	3
Altona Street	18	D	3
Arden Street	Part 329-351	E	2
Arden Street	Railway footbridge, picket fence & retaining wall (see Bellair Street)	E	3
Arden Street	408	D	3
Arden Street	410	D	3
Arden Street	412	D	3
Arden Street	414	D	3
Arden Street	416	D	3
Arden Street	420	D	3
Arden Street	422	D	3
Arden Street	426	E	3
Arden Street	428	D	3
Arden Street	430	D	3
Arden Street	432	D	3
Arden Street	434	D	3
Arden Street	436	D	3
Arden Street	438	D	3
Arden Street	440	D	3

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Arden Street	448	E	3
Arden Street	Bridge over Moonee Ponds Creek at Arden Street (Railing Only)	E	3
Bangalore Street	1	D	3
Bangalore Street	11	D	2
Bangalore Street	13	D	2
Bangalore Street	15	D	2
Bangalore Street	17	D	2
Bangalore Street	19	D	2
Bangalore Street	21	D	2
Bangalore Street	23	D	2
Bangalore Street	25	D	2
Bangalore Street	27	D	2
Bangalore Street	33	D	3
Bangalore Street	35	D	3
Bangalore Street	37	D	3
Bangalore Street	39	D	3
Bangalore Street	41	D	3
Bangalore Street	43	D	3
Bangalore Street	45	D	3
Bangalore Street	47	D	3
Bangalore Street	49	D	3
Bangalore Street	57	D	3
Bangalore Street	2	D	2
Bangalore Street	4	D	2
Bangalore Street	6	D	2
Bangalore Street	8	D	2
Bangalore Street	10	D	2
Bangalore Street	12	D	2
Bangalore Street	14	D	2
Bangalore Street	20	D	2
Bangalore Street	22	D	2
Bangalore Street	24	D	2
Bangalore Street	26	D	2
Bangalore Street	28	E	2
Bangalore Street	34	D	2
Bangalore Street	36	D	2
Bangalore Street	38	D	3
Bangalore Street	40	D	3
Bangalore Street	42	D	3
Bangalore Street	44	D	3
Bangalore Street	46	D	3
Bangalore Street	48	D	3
Bangalore Street	50	D	3
Bangalore Street	52	D	3
Bangalore Street	54	D	3
Bangalore Street	58	D	3
Bangalore Street	60	D	3
Barnett Street	7	D	3
Barnett Street	13-19	E	3
Barnett Street	23	D	2
Barnett Street	25	D	2
Barnett Street	27	D	2
Barnett Street	29-37 (including alternate address	E	3

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
	43 Bruce Street			
Barnett Street	33	D	3	
Barnett Street	35	D	3	
Barnett Street	41	D	2	
Barnett Street	43	D	2	
Barnett Street	45	D	2	
Barnett Street	49	D	3	
Barnett Street	61-63	D	2	
Barnett Street	65	D	2	
Barnett Street	67	D	2	
Barnett Street	71	D	3	
Barnett Street	75-79	D	2	
Barnett Street	81, 83, 85, 87, 89, 91	D	2	
Barnett Street	93	D	2	
Barnett Street	95	D	2	
Barnett Street	97	D	2	
Barnett Street	2	D	2	
Barnett Street	4	D	2	
Barnett Street	6	D	2	
Barnett Street	8	D	2	
Barnett Street	10	D	2	
Barnett Street	12	D	2	
Barnett Street	14	D	2	
Barnett Street	16	D	2	
Barnett Street	18	D	2	
Barnett Street	20	D	2	
Barnett Street	22	D	2	
Barnett Street	24	D	2	
Barnett Street	32	D	3	
Barnett Street	34	D	3	
Barnett Street	36	D	3	
Barnett Street	38	D	3	
Barnett Street	46	D	2	
Barnett Street	48	D	2	
Barnett Street	50	D	2	
Barnett Street	52	D	2	
Barnett Street	54	D	2	
Barnett Street	58	C	2	
Barnett Street	60	D	2	
Barnett Street	62	D	2	
Barnett Street	64	D	2	
Barnett Street	66	D	2	
Barnett Street	68	C	2	
Barnett Street	70-72	C	2	
Barnett Street	74-76	C	2	
Barnett Street	78-80	C	2	
Barnett Street	82-84	C	2	
Barnett Street	86-88	C	2	
Barnett Street	90	C	2	
Barnett Street	92	D	2	
Barnett Street	94	D	2	
Barnett Street	96-98	D	2	
Barnett Street	100	D	2	
Barnett Street	13	C	3	

Comment [A45]: For 75-97 Barnett Street:

75-97 Barnett Street were assessed as part of the Kensington Heritage Review 2013 as contributory. Due to a clerical error they were listed in the exhibited inventory as significant.

This was raised in Submission 23 in relation to 91 Barnett Street. The property category for 91 Barnett Street should be updated to contributory as part of the Heritage Places Inventory 2020 Part A because this issue was raised in a submission from the property owner. Refer to Management Response to C258 Panel Recommendation No. 50.

75-89 Barnett Street and 93-97 Barnett Street should be removed from the Heritage Places Inventory 2020 Part A. These properties should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage category.

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Bayswater Road	17	D	3	
Bayswater Road	21	D	3	
Bayswater Road	23	D	3	
Bayswater Road	25	D	3	
Bayswater Road	29	C	3	
Bayswater Road	33	D	3	
Bayswater Road	35	D	3	
Bayswater Road	37	D	3	
Bayswater Road	39	D	3	
Bayswater Road	59	D	3	
Bayswater Road	71	D	3	
Bayswater Road	75	D	3	
Bayswater Road	83	D	3	
Bayswater Road	2	D	3	
Bayswater Road	16	D	3	
Bayswater Road	18	D	3	
Bayswater Road	24	D	3	
Bayswater Road	26	D	3	
Bayswater Road	34	D	3	
Bayswater Road	36	C	3	
Bayswater Road	38	D	3	
Bayswater Road	42	D	3	
Bayswater Road	44	C	3	
Bayswater Road	62	D	3	
Bayswater Road	64	D	3	
Bayswater Road	66	D	3	
Bayswater Road	68	D	3	
Bayswater Road	72	D	3	
Bayswater Road	74	D	3	
Bayswater Road	76	D	3	
Bayswater Road	90	D	3	
Bayswater Road	94	D	3	
Bayswater Road	96	D	3	
Bayswater Road	98	D	3	
Bellair Street	22-Child Welfare Centre	C	3	
Bellair Street	24-40 Former Municipal Offices	B	3	
Bellair Street	42	D	3	
Bellair Street	44	D	3	
Bellair Street	46	D	3	
Bellair Street	48	D	3	
Bellair Street	50	D	3	
Bellair Street	52-54	D	3	
Bellair Street	56	D	3	
Bellair Street	64	D	2	
Bellair Street	66	D	2	
Bellair Street	72	D	2	
Bellair Street	76	D	2	
Bellair Street	78	D	2	
Bellair Street	80	D	2	
Bellair Street	84-86	C	2	
Bellair Street	90	D	2	
Bellair Street	92	D	2	
Bellair Street	94	D	2	
Bellair Street	96	D	2	

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Bellair Street	104-106	D	2
Bellair Street	108-114	B	2
Bellair Street	116	D	2
Bellair Street	118-120	D	2
Bellair Street	122-124	D	2
Bellair Street	126	D	3
Bellair Street	128	D	3
Bellair Street	130	D	3
Bellair Street	132	D	3
Bellair Street	134	D	2
Bellair Street	136	D	2
Bellair Street	138-140	D	2
Bellair Street	142-144	D	2
Bellair Street	146	D	2
Bellair Street	148	D	2
Bellair Street	150-152	D	2
Bellair Street	154	D	2
Bellair Street	156	D	2
Bellair Street	158	D	2
Bellair Street	162-164	D	2
Bellair Street	166-168	A	2
Bellair Street	170-174	C	2
Bellair Street	176	D	2
Bellair Street	178	D	2
Bellair Street	180-182	D	2
Bellair Street	184-190	D	2
Bellair Street	192-194	D	2
Bellair Street	198-204	C	2
Bellair Street	Kensington Railway Station	B	2
Bellair Street	Railway Landscape	-	2
Bellair Street	Railway Footbridge (Arden Street)	C	2
Bellair Street	Signal Box & Pepper Tree	B	2
Bellair Street	Railway Gravitation Shunting Yards Retaining Wall and Trees	B	2
Bellair Street	216	D	3
Bellair Street	218	D	3
Bellair Street	222	D	3
Bellair Street	224	D	3
Bellair Street	226	D	3
Bellair Street	228	D	3
Bellair Street	230	D	3
Bellair Street	232	D	3
Bellair Street	234	D	3
Bellair Street	238	D	2
Bellair Street	242	D	2
Bellair Street	244	D	2
Bellair Street	248	D	2
Bellair Street	250	D	2
Bellair Street	254	D	2
Bellair Street	256	D	2
Bellair Street	260	D	2
Bellair Street	264	D	3
Bellair Street	266	D	3

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Bellair Street	268	D	3
Bellair Street	274	D	3
Bellair Street	278	D	2
Bellair Street	280	D	2
Bellair Street	282	E	2
Bellair Street	286	E	2
Bellair Street	288	C	2
Bellair Street	290	D	2
Bellair Street	296	D	2
Bellair Street	300	E	2
Bellair Street	304	D	2
Bellair Street	306	D	2
Bellair Street	308	D	2
Bellair Street	312	D	2
Bellair Street	314	D	2
Bellair Street	316	D	2
Bellair Street	318	D	2
Bellair Street	320	D	2
Bellair Street	322	D	2
Bellair Street	324	D	2
Bellair Street	326	D	2
Bellair Street	328	D	2
Bellair Street	330	D	2
Bellair Street	334	E	2
Bellair Street	336	E	2
Bellair Street	340	D	2
Bellair Street	342	D	2
Bellair Street	344	D	2
Belmont Road	1	D	3
Belmont Road	3	D	3
Belmont Road	7	E	3
Belmont Road	2	D	3
Belmont Road	4	D	3
Belmont Road	6	D	3
Bent Street	1	D	2
Bent Street	3	D	2
Bent Street	5	D	2
Bent Street	9	D	2
Bent Street	11	D	2
Bent Street	2	D	2
Bent Street	4	D	2
Bent Street	6	D	2
Bent Street	10	D	2
Bruce Street	5-7 (previously listed as 1 Bruce Street)	E	3
Chelmsford Street	7	D	2
Chelmsford Street	9	D	2
Chelmsford Street	11	E	2
Chelmsford Street	13	D	2
Chelmsford Street	15	D	2
Chelmsford Street	17	D	2
Chelmsford Street	19	D	2
Chelmsford Street	21	D	2
Chelmsford Street	23	D	2

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Chelmsford Street	25	D	2	
Chelmsford Street	33	D	2	
Chelmsford Street	37	D	2	
Chelmsford Street	39	D	2	
Chelmsford Street	41	D	2	
Chelmsford Street	43	D	2	
Chelmsford Street	45	D	2	
Chelmsford Street	47-51	D	3	
Chelmsford Street	53-59	D	3	
Chelmsford Street	Younghusband Ltd	B	3	
Childers Street	1	D	3	
Childers Street	3	D	3	
Childers Street	5	D	3	
Collett Street	3-5	D	3	
Collett Street	7	D	3	
Collett Street	9	D	3	
Collett Street	11	D	3	
Collett Street	13	D	3	
Collett Street	15-17	D	3	
Collett Street	19, 21, 23, 25	D	3	
Collett Street	27-29	D	3	
Collett Street	2-4	C	2	
Collett Street	6	D	2	
Collett Street	8	D	2	
Collett Street	10	D	2	
Collett Street	12-14	D	2	
Collett Street	16	D	2	
Collett Street	18	D	2	
Collett Street	20	D	2	
Collett Street	24	D	2	
Derby Street	11	D	2	
Derby Street	13	D	2	
Derby Street	15	D	2	
Derby Street	17	D	2	
Derby Street	19	D	2	
Derby Street	21	D	2	
Derby Street	35	D	3	
Derby Street	37	D	3	
Derby Street	39	D	3	
Derby Street	41	D	3	
Derby Street	43	D	3	
Derby Street	45	D	3	
Derby Street	47	D	2	
Derby Street	59	D	3	
Derby Street	63	D	3	
Derby Street	65	D	3	
Derby Street	67	D	3	
Durham Street	1	D	2	
Durham Street	3	D	2	
Durham Street	5	D	2	
Durham Street	7	D	2	
Durham Street	9	D	2	
Durham Street	11	D	2	
Eastwood Street	1	D	2	

Comment [A46]: See 2-50 Elizabeth Street.

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Eastwood Street	3	D	2
Eastwood Street	5	D	2
Eastwood Street	7	D	2
Eastwood Street	9	D	2
Eastwood Street	11	D	2
Eastwood Street	33	D	2
Eastwood Street	33 rear	D	2
Eastwood Street	73	C	2
Eastwood Street	75	C	2
Eastwood Street	77	C	2
Eastwood Street	127	D	2
Eastwood Street	141	D	2
Eastwood Street	143	D	2
Eastwood Street	145	D	2
Eastwood Street	147	D	2
Eastwood Street	149	D	2
Eastwood Street	151	D	2
Eastwood Street	153	D	2
Eastwood Street	157	D	2
Eastwood Street	159	D	2
Eastwood Street	161	D	2
Eastwood Street	163	D	2
Eastwood Street	165	D	2
Eastwood Street	167-169	D	2
Elizabeth Street	2-50 Younghusband Ltd	B	1
Elizabeth Street	31	D	3
Elizabeth Street	33-35	D	3
Elizabeth Street	Allied Flour & Starch — cnr Arden St	C	3
Epsom Road	1-7, includes:		
Epsom Road	1-3 — St Mary Virgin Church	C	3
Epsom Road	• 5 Epsom Road	D	3
Epsom Road	• 7 Epsom Road	D	3
Epsom Road	17	D	3
Epsom Road	19	D	3
Epsom Road	21	D	3
Epsom Road	25	D	3
Epsom Road	29	D	2
Epsom Road	31	C	2
Epsom Road	33	C	3
Epsom Road	43	C	3
Epsom Road	53	D	3
Epsom Road	55	D	3
Epsom Road	57	D	3
Epsom Road	59	D	3
Epsom Road	2-4 — Kensington Methodist Sunday School Hall	C	3
Epsom Road	32	D	3
Epsom Road	34-36	D	3
Epsom Road	38	D	3
Epsom Road	40-42	E	3
Epsom Road	46	C	3
Epsom Road	56	D	3

Comment [A47]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

See also Younghusband Ltd Chelmsford Street.

Comment [A48]: 1-7 Epsom Road contains three addresses listed in the previous inventory.

5 Epsom Road and 7 Epsom Road are subject to further review as D graded places in an individual heritage overlay.

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Epsom Road	58	D	3	
Epsom Road	60	D	3	
Epsom Road	64	D	3	
Epsom Road	66	D	3	
Flemington Race Course	Tote Information Board Building	C	-	
Flemington Race Course	Subsidiary Tote Building	C	-	
Flemington Race Course	Members Stand & Fenced Enclosure	C	-	
Flemington Race Course	Betting Ring	C	-	
Flemington Race Course	Horse Stalls & Grandstand for Trainers, Jockeys & Surrounds	C	-	
Flemington Race Course	Turnstiles	C	-	
Flemington Race Course	Gents Toilet	C	-	
Flemington Race Course	Pavilion	A	-	
Flemington Race Course	Entrance Box	C	-	
Flemington Race Course	Entrance Gatehouse	A	-	
Flemington Race Course	Stables	C	-	
Flemington Race Course	Walking Exercise Track	C	-	
Gordon Crescent	1	D	3	
Gordon Crescent	3	D	3	
Gordon Crescent	5	D	3	
Gordon Crescent	7	D	3	
Gordon Crescent	9	D	3	
Gordon Crescent	11	D	3	
Gordon Crescent	15	D	3	
Gordon Crescent	19-23	D	3	
Gordon Crescent	25-29	D	3	
Gordon Crescent	4	D	3	
Gordon Crescent	14	E	3	
Gordon Crescent	18	E	3	
Gower Street	15	C	3	
Gower Street	19	D	3	
Gower Street	27	D	3	
Gower Street	29	D	3	
Gower Street	31	D	3	
Gower Street	33	D	3	
Gower Street	35	D	3	
Gower Street	37 - Gateway	D	3	
Gower Street	45-59	D	2	
Gower Street	61	D	2	
Gower Street	63	D	2	
Gower Street	65	D	2	
Gower Street	77	D	2	
Gower Street	79	D	2	
Gower Street	81	D	2	
Gower Street	83	D	2	
Gower Street	20	B	3	
Gower Street	22 - Church	C	3	
Gower Street	30	D	3	
Gower Street	32	D	3	
Gower Street	34	D	3	
Gower Street	36	D	3	
Gower Street	38	D	3	
Gower Street	40	D	3	

Comment [A49]: The listing for 4 Gordon Crescent in the previous inventory relates to a heritage place which is located at 10 Gordon Crescent. This has been determined from the 1984 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 10 Gordon Crescent should be converted through a separate amendment.

Comment [A50]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Gower Street	42	D	3
Gower Street	44	D	3
Gower Street	46	D	3
Gower Street	48	C	3
Gower Street	50	D	3
Gower Street	52	D	3
Gower Street	54	D	3
Hardiman Street	11	D	2
Hardiman Street	11A	D	2
Hardiman Street	15	D	2
Hardiman Street	17	D	2
Hardiman Street	19	D	2
Hardiman Street	23	D	2
Hardiman Street	25	D	2
Hardiman Street	31	D	2
Hardiman Street	33	D	2
Hardiman Street	35	D	2
Hardiman Street	37	D	2
Hardiman Street	39	D	2
Hardiman Street	41	D	2
Hardiman Street	43	D	2
Hardiman Street	45	D	2
Hardiman Street	47	D	2
Hardiman Street	49	D	2
Hardiman Street	12	D	2
Hardiman Street	14	D	2
Hardiman Street	16-18	D	2
Hardiman Street	20	D	2
Hardiman Street	22	D	2
Hardiman Street	24	D	2
Hardiman Street	26	D	2
Hardiman Street	28	D	2
Hardiman Street	30	D	2
Hardiman Street	32	D	2
Hardiman Street	34	D	2
Hardiman Street	36	D	2
Hardiman Street	54	D	2
Hardiman Street	60-62	D	2
Hardiman Street	64	D	2
Hardiman Street	66	D	2
Hardiman Street	68	D	2
Hardiman Street	70	D	2
Hardiman Street	72	D	2
Hardiman Street	74	D	2
Hardiman Street	76-78	D	2
Henry Street	5	D	3
Henry Street	7	D	3
Henry Street	9	D	3
Henry Street	17	D	3
Henry Street	19	D	3
Henry Street	21	D	3
Henry Street	23	D	3
Henry Street	25	D	3
Henry Street	27	D	3

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Henry Street	29	D	2
Henry Street	31	D	2
Henry Street	33	D	2
Henry Street	33A	D	2
Henry Street	35	D	2
Henry Street	37	D	2
Henry Street	39	D	2
Henry Street	41	D	2
Henry Street	43	D	2
Henry Street	45	D	2
Henry Street	47	D	2
Henry Street	2	D	3
Henry Street	4	D	3
Henry Street	6	D	3
Henry Street	14-16	D	3
Henry Street	18	C	3
Henry Street	28	D	2
Henry Street	30	D	2
Henry Street	32	D	2
Henry Street	34	D	2
Henry Street	38	D	2
Hobsons Road	1-39	E	3
Hopetoun Street	1-7	D	3
Hopetoun Street	9	D	3
Hopetoun Street	11-13	D	3
Hopetoun Street	15	D	3
Hopetoun Street	17	D	3
Hopetoun Street	19	D	3
Hopetoun Street	21-23	D	3
Hopetoun Street	25	D	3
Hopetoun Street	27	E	3
Hopetoun Street	2	D	3
Hopetoun Street	4	D	3
Hopetoun Street	6-22	D	3
Hopetoun Street	24-26	D	3
Kensington Road	21	D	3
Kensington Road	23	D	3
Kensington Road	25	D	3
Kensington Road	27	D	3
Kensington Road	29	D	3
Kensington Road	31	D	3
Kensington Road	2-4	D	3
Kensington Road	24	D	3
Kensington Road	26	D	3
Kensington Road	32	D	3
Kensington Road	34	D	3
Kensington Road	36	D	3
Kensington Road	38	D	3
Kensington Road	40	D	3
Kensington Road	42	D	3
Kensington Road	46	D	3
Kensington Road	48	D	3
Kensington Road	50	D	3
Kensington Road	52	D	3

Comment [A51]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A52]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Kensington Road	56	D	3	
Kensington Road	60	D	3	
Kensington Road	62	D	3	
Kensington Road	64	D	3	
Kensington Road	66	D	3	
Kensington Road	68	D	3	
Lambeth Street	37	D	2	
Lambeth Street	39	D	2	
Lambeth Street	41	D	2	
Lambeth Street	43	D	2	
Lambeth Street	45	D	2	
Lambeth Street	47	D	2	
Lambeth Street	49	D	2	
Lambeth Street	51	D	2	
Lambeth Street	53	D	2	
Lambeth Street	55	D	2	
Lambeth Street	57-59	D	2	
Lloyd Street	3	B	3	
Lloyd Street	Hotel, enr Dynon Rd	C	1	
Lynch's Bridge	Weighbridge Building	C	-	
Lynch's Bridge	Administration Block	B	-	
Lynch's Bridge	Beef Slaughterhouse Complex	B	-	
Lynch's Bridge	Pig Slaughterhouse Complex	A	-	
Lynch's Bridge	Mutton Slaughterhouse Complex	B	-	
Lynch's Bridge	Union Room	C	-	
Lynch's Bridge	Engine House Building	C	-	
Macaulay Road	369-391	D	2	
Macaulay Road	393-399	C	2	
Macaulay Road	407-411	C	2	
Macaulay Road	429-431	D	3	
Macaulay Road	433	D	3	
Macaulay Road	435-451	C	3	
Macaulay Road	453	D	3	
Macaulay Road	475	D	3	
Macaulay Road	477-479	D	3	
Macaulay Road	481	D	3	
Macaulay Road	489	C	2	
Macaulay Road	497	D	2	
Macaulay Road	499	D	2	
Macaulay Road	507-509	D	2	
Macaulay Road	511-517	C	2	
Macaulay Road	521 (Hardiman's Hotel)	B	2	
Macaulay Road	537-539	D	3	
Macaulay Road	458-460	C	3	
Macaulay Road	472-482	C	2	
Macaulay Road	492-494	D	3	
Macaulay Road	496-498	D	3	
Macaulay Road	500	D	3	
Macaulay Road	506	D	2	
Macaulay Road	508	D	3	
Macaulay Road	510-516	C	3	
Macaulay Road	518	D	3	
Macaulay Road	520-522	C	2	
Macaulay Road	524	D	2	

Comment [A53]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Macaulay Road	526-532	D	2	
McConnell Street	3	E	3	
McConnell Street	5	D	3	
McConnell Street	9, 11, 13	E	3	
McConnell Street	15	D	3	
McConnell Street	17	D	3	
McConnell Street	19, 21	D	3	
McConnell Street	25	D	3	
McConnell Street	27	D	3	
McConnell Street	29	D	3	
McConnell Street	31, 33	D	3	
McConnell Street	35	D	3	
McConnell Street	37	D	3	
McConnell Street	39	D	3	
McConnell Street	41-43	D	3	
McConnell Street	45	D	2	
McConnell Street	49	C	2	
McConnell Street	55	D	2	
McConnell Street	59	D	2	
McConnell Street	67	E	3	
McConnell Street	69	D	2	
McConnell Street	71	D	2	
McConnell Street	73	D	2	
McConnell Street	75	D	2	
McConnell Street	81	D	2	
McConnell Street	83	D	2	
McConnell Street	85-87	C	2	
McConnell Street	89	D	2	
McConnell Street	91	D	2	
McConnell Street	95	D	2	
McConnell Street	97	E	2	
McConnell Street	99	D	2	
McConnell Street	101	C	2	
McConnell Street	103	D	2	
McConnell Street	105-109	E	3	
McConnell Street	2	D	3	
McConnell Street	6	D	3	
McConnell Street	8, 10, 12	D	3	
McConnell Street	14	D	3	
McConnell Street	16	D	3	
McConnell Street	18	D	3	
McConnell Street	20	D	3	
McConnell Street	22	D	3	
McConnell Street	24, 26	D	3	
McConnell Street	28	D	3	
McConnell Street	30	D	3	
McConnell Street	32, 34	D	3	
McConnell Street	36	D	3	
McConnell Street	44	D	3	
McConnell Street	46	D	3	
McConnell Street	48, 50	D	3	
McConnell Street	52	D	3	
McConnell Street	56	D	3	
McConnell Street	58	D	3	

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
McConnell Street	60	D	3
McConnell Street	62	D	3
McConnell Street	64	D	3
McConnell Street	66	D	3
McConnell Street	68, 70, 72, 74, 76	D	3
McConnell Street	78	D	3
McConnell Street	80	D	3
McConnell Street	82, 84	D	2
McConnell Street	86, 88, 90-92	C	2
McConnell Street	94	D	2
McConnell Street	96	D	2
McConnell Street	100	C	2
McConnell Street	102	D	3
McConnell Street	104	D	3
McConnell Street	106	D	3
McConnell Street	108	D	3
McConnell Street	110	D	3
McConnell Street	112	D	2
McConnell Street	114	C	2
McConnell Street	116	D	2
McCracken Street	1	D	3
McCracken Street	3	D	3
McCracken Street	5	D	3
McCracken Street	9	D	2
McCracken Street	11	D	2
McCracken Street	13	D	2
McCracken Street	15	D	2
McCracken Street	17	D	2
McCracken Street	19	D	2
McCracken Street	21	D	3
McCracken Street	23	D	3
McCracken Street	25, 27	D	3
McCracken Street	29, 31	D	3
McCracken Street	39	D	3
McCracken Street	45	D	3
McCracken Street	47	D	3
McCracken Street	49	D	3
McCracken Street	51	C	3
McCracken Street	53	D	3
McCracken Street	55 6 TH Melbourne Group Scout Hall	D	3
McCracken Street	57	D	3
McCracken Street	59	D	3
McCracken Street	61	E	3
McCracken Street	65	E	3
McCracken Street	67	D	3
McCracken Street	69	D	3
McCracken Street	71	D	3
McCracken Street	77-83	C	2
McCracken Street	85-87	D	2
McCracken Street	89-91	C	2
McCracken Street	93	D	2
McCracken Street	97	D	2
McCracken Street	99	C	2

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
McCracken Street	103—Holy Trinity Church	E	2
McCracken Street	119	D	2
McCracken Street	2-4	D	2
McCracken Street	6-8	D	2
McCracken Street	10	D	2
McCracken Street	12	D	2
McCracken Street	16	D	2
McCracken Street	18	D	2
McCracken Street	20	D	2
McCracken Street	22	E	2
McCracken Street	24	D	2
McCracken Street	26	D	2
McCracken Street	28	D	2
McCracken Street	30	D	2
McCracken Street	32	E	2
McCracken Street	38	D	3
McCracken Street	40	D	3
McCracken Street	42	D	3
McCracken Street	44	D	3
McCracken Street	46	D	3
McCracken Street	56	D	3
McCracken Street	58	E	3
McCracken Street	State School Kensington SS2374	E	2
McCracken Street	Holy Trinity Anglican Church	E	-
McCracken Street	76 Former Wesleyan Church	E	2
McCracken Street	78	E	3
McCracken Street	80	E	3
McCracken Street	82	E	3
McCracken Street	84	E	3
McMeikan Street	2	E	3
Maribyrnong River	Footbridge	A	-
Maribyrnong River	Railway Bridge	E	-
Market Street	43, 47	D	3
Market Street	49, 51	D	3
Market Street	53	D	3
Market Street	55	D	3
Market Street	57	D	3
Market Street	59, 61	D	3
Market Street	63	D	3
Market Street	65	D	3
Market Street	67	D	3
Market Street	69	D	3
Market Street	71	D	3
Market Street	73	D	3
Market Street	75	D	3
Market Street	77	D	3
Market Street	79	D	3
Market Street	83	D	3
Moonee Ponds Creek	Bridge, Railing Only	E	-
Moonee Ponds Creek	Dynon Road Bridge	E	-
New Street	1	D	2
New Street	3	D	2
New Street	2	D	2
New Street	4	D	2

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Nottingham Street	1	D	2	
Nottingham Street	3	D	2	
Nottingham Street	5	D	2	
Nottingham Street	7	D	2	
Nottingham Street	9	D	2	
Nottingham Street	11	C	2	
Ormond Street	1	D	2	
Ormond Street	3	D	2	
Ormond Street	5	D	2	
Ormond Street	7	D	2	
Ormond Street	15	D	2	
Ormond Street	17	C	2	
Ormond Street	19	D	2	
Ormond Street	21-25	D	2	
Ormond Street	27	D	2	
Ormond Street	29	D	2	
Ormond Street	31	D	2	
Ormond Street	33-35	D	2	
Ormond Street	37	D	2	
Ormond Street	39	D	2	
Ormond Street	41	D	2	
Ormond Street	45	D	2	
Ormond Street	47	D	2	
Ormond Street	49	D	2	
Ormond Street	51-57	D	3	
Ormond Street	59	D	3	
Ormond Street	61	D	3	
Ormond Street	63	D	3	
Ormond Street	65	D	3	
Ormond Street	67	D	3	
Ormond Street	69	D	3	
Ormond Street	71	D	3	
Ormond Street	73	D	3	
Ormond Street	75	D	3	
Ormond Street	77	D	3	
Ormond Street	79	D	3	
Ormond Street	81	D	3	
Ormond Street	83	D	3	
Ormond Street	87	D	3	
Ormond Street	89	D	3	
Ormond Street	91	D	3	
Ormond Street	93	D	3	
Ormond Street	95	D	3	
Ormond Street	97	C	2	
Ormond Street	99	D	2	
Ormond Street	123	D	2	
Ormond Street	125	D	2	
Ormond Street	127	D	2	
Ormond Street	129	D	2	
Ormond Street	131	D	2	
Ormond Street	133	D	2	
Ormond Street	2	D	3	
Ormond Street	4	D	3	
Ormond Street	6	D	3	

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Ormond Street	8	D	3	
Ormond Street	12	D	3	
Ormond Street	14	D	3	
Ormond Street	16	D	3	
Ormond Street	18	D	3	
Ormond Street	20	D	3	
Ormond Street	22	D	3	
Ormond Street	24	D	3	
Ormond Street	26	D	3	
Ormond Street	28	D	3	
Ormond Street	30	D	3	
Ormond Street	32	D	3	
Ormond Street	34	D	3	
Ormond Street	36-38	E	2	
Ormond Street	40	D	2	
Ormond Street	42	D	2	
Ormond Street	48-52	E	2	
Ormond Street	58	D	2	
Ormond Street	60	D	2	
Ormond Street	62	D	2	
Parsons Street	27-31	D	3	
Parsons Street	33	D	3	
Parsons Street	37	D	3	
Parsons Street	39	D	3	
Parsons Street	4	D	3	
Parsons Street	6	D	3	
Parsons Street	8	D	3	
Parsons Street	10	D	3	
Parsons Street	12	D	3	
Parsons Street	34	B	3	
Parsons Street	36	D	3	
Parsons Street	38	D	3	
Parsons Street	40	D	3	
Parsons Street	42	D	2	
Percy Street	3	D	3	
Percy Street	5	D	3	
Percy Street	9	D	3	
Percy Street	11	D	3	
Percy Street	13	D	3	
Percy Street	2	D	2	
Percy Street	4	D	2	
Percy Street	6	D	2	
Percy Street	8	D	2	
Percy Street	12	D	3	
Pridham Street	1-3	D	2	
Pridham Street	5	D	2	
Pridham Street	9	D	3	
Pridham Street	13	D	2	
Pridham Street	15	E	2	
Pridham Street	17	D	2	
Pridham Street	19	D	2	
Pridham Street	21	D	2	
Pridham Street	23	D	2	
Pridham Street	25	D	2	

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Pridham Street	27	D	2
Pridham Street	31	D	3
Pridham Street	16	D	3
Pridham Street	18	D	3
Pridham Street	20	D	2
Pridham Street	22	D	2
Pridham Street	24-26	D	3
Pridham Street	28	D	2
Pridham Street	30	D	2
Racecourse Road	135-157	A	3
Racecourse Road	201	C	2
Racecourse Road and Epsom Road	Former Newmarket Abattoir and Sale Yards	-	-
Rankins Road	15	D	3
Rankins Road	17	B	3
Rankins Road	25	C	3
Rankins Road	43	C	2
Rankins Road	45	C	3
Rankins Road	47	C	3
Rankins Road	49	C	3
Rankins Road	141		3
Rankins Road	143, 145	D	3
Rankins Road	147-151	C	2
Rankins Road	153-155	D	2
Rankins Road	157	D	2
Rankins Road	159-161, 163	D	2
Rankins Road	165	C	2
Rankins Road	167	D	2
Rankins Road	169	D	2
Rankins Road	171	C	2
Rankins Road	173	C	2
Rankins Road	10	D	2
Rankins Road	12	D	2
Rankins Road	14	D	2
Rankins Road	16	D	2
Rankins Road	20-22	C	3
Rankins Road	24	C	2
Rankins Road	30	D	3
Rankins Road	32	C	2
Rankins Road	34	C	2
Rankins Road	128	D	3
Rankins Road	130-132	D	3
The Ridgeway	1	D	3
The Ridgeway	3	D	3
The Ridgeway	5	D	3
The Ridgeway	9	D	3
The Ridgeway	11	D	3
The Ridgeway	13	D	3
The Ridgeway	15	B	3
The Ridgeway	15A	B	3
The Ridgeway	21-25	D	2
The Ridgeway	27	D	2
The Ridgeway	31	D	2
The Ridgeway	33	D	2

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
The Ridgeway	35	D	2
The Ridgeway	37	D	2
The Ridgeway	41-43	D	2
The Ridgeway	45	D	2
The Ridgeway	47	D	2
The Ridgeway	49-51	D	2
The Ridgeway	53	D	2
The Ridgeway	55	D	2
The Ridgeway	57	D	3
The Ridgeway	59	D	3
The Ridgeway	61	D	3
The Ridgeway	63	D	3
The Ridgeway	65	D	3
The Ridgeway	67	D	3
The Ridgeway	4	D	3
The Ridgeway	6	D	3
The Ridgeway	8	D	3
The Ridgeway	10	D	3
The Ridgeway	12	D	3
The Ridgeway	20	D	2
The Ridgeway	22	D	2
The Ridgeway	24	D	2
The Ridgeway	26	D	2
The Ridgeway	28	D	2
The Ridgeway	30	D	2
The Ridgeway	32	D	2
The Ridgeway	34	D	2
The Ridgeway	36	D	2
The Ridgeway	38	D	2
The Ridgeway	40	D	2
The Ridgeway	42	D	2
The Ridgeway	44	D	2
The Ridgeway	52	D	3
The Ridgeway	54	D	3
The Ridgeway	60	D	3
The Ridgeway	62	D	3
Robertson Street	3	D	3
Robertson Street	5	D	3
Robertson Street	7	D	3
Robertson Street	11	D	3
Robertson Street	13	D	3
Robertson Street	15	D	3
Robertson Street	17	D	3
Robertson Street	19-23	D	3
Robertson Street	25	D	2
Robertson Street	27	D	2
Robertson Street	29	D	2
Robertson Street	33	D	2
Robertson Street	37	D	3
Robertson Street	39	D	3
Robertson Street	41	D	3
Robertson Street	43	D	3
Robertson Street	47	D	2
Robertson Street	49	D	2

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Robertson Street	57-59	E	2
Sims Street	Lot 2, Farley & Lewis Concrete Works	E	3
Southey Street	1	D	2
Southey Street	3	D	2
Southey Street	9	D	2
Southey Street	11	D	2
Southey Street	13	D	2
Southey Street	15	D	2
Southey Street	17	D	2
Southey Street	19	C	2
Southey Street	21	C	2
Southey Street	23-27	D	2
Southey Street	8	D	3
Southey Street	10	D	3
Southey Street	12	D	3
Southey Street	14	D	3
Smith Street	44	D	2
Smith Street	46	D	2
Smith Street	48	D	2
Smith Street	50	D	2
Smith Street	52	D	2
Tennyson Street	1	D	3
Tennyson Street	3	D	3
Tennyson Street	9	D	3
Tennyson Street	11	D	3
Tennyson Street	13	D	3
Tennyson Street	15-17	D	3
Tennyson Street	23	D	3
Tennyson Street	25	D	3
Tennyson Street	63	D	2
Tennyson Street	10	D	2
Tennyson Street	12	D	2
Tennyson Street	14	D	2
Tennyson Street	16	D	2
Tennyson Street	18	D	2
Tennyson Street	20	C	2
Tennyson Street	22	D	2
Tennyson Street	24	D	2
Tennyson Street	26	D	2
Tennyson Street	28	D	2
Tennyson Street	30	D	2
Tennyson Street	32	D	2
Tennyson Street	34	D	2
Tennyson Street	36	D	2
Tennyson Street	40	D	2
Tennyson Street	42	D	2
Tennyson Street	48	D	2
Tennyson Street	58	D	3
Tennyson Street	60	D	2
Tennyson Street	62	D	2
Tennyson Street	64	D	2
Tennyson Street	66	D	2
Tennyson Street	68	D	2

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Tennyson Street	70	D	2	
Tennyson Street	76	D	2	
Tennyson Street	78	D	2	
Tennyson Street	80	C	2	
Tennyson Street	82	D	2	
Tennyson Street	86	D	2	
Tennyson Street	88	D	2	
Tennyson Street	90-98	D	2	
Tennyson Street	100	B	2	
Westbourne Road	9	D	3	
Westbourne Road	17	D	3	
Westbourne Road	21	D	3	
Westbourne Road	23	D	3	
Westbourne Road	25-27	D	3	
Westbourne Road	29	D	3	
Westbourne Road	31	D	3	
Westbourne Road	33	D	3	
Westbourne Road	35	D	3	
Westbourne Road	43	D	3	
Westbourne Road	45	D	3	
Westbourne Road	47	D	3	
Westbourne Road	49	D	3	
Westbourne Road	51	D	3	
Westbourne Road	53	D	3	
Westbourne Road	55	D	3	
Westbourne Road	59	D	3	
Westbourne Road	67 (previously 69)	D	3	
Wight Street	1	C	2	
Wight Street	3	D	2	
Wight Street	5	D	2	
Wight Street	7, 7A	D	3	
Wight Street	9, 11, 13	D	3	
Wight Street	15	D	3	
Wight Street	17-19	D	3	
Wight Street	2	D	3	
Wight Street	4	D	3	
Wolseley Parade	1	D	3	
Wolseley Parade	5	D	3	
Wolseley Parade	7	D	3	
Wolseley Parade	9	D	3	
Wolseley Parade	21	D	3	
Wolseley Parade	25	D	3	
Wolseley Parade	27	D	3	
Wolseley Parade	29	D	3	
Wolseley Parade	37	D	2	
Wolseley Parade	39	D	2	
Wolseley Parade	41	C	2	
Wolseley Parade	43	D	2	
Wolseley Parade	45	C	2	
Wolseley Parade	47	C	2	
Wolseley Parade	49	D	2	
Wolseley Parade	51	D	2	
Wolseley Parade	53	D	2	
Wolseley Parade	8	D	2	

Flemington & Kensington		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Wolseley Parade	10	D	2
Wolseley Parade	12	D	2
Wolseley Parade	14	D	2
Wolseley Parade	16	D	2
Wolseley Parade	18	D	2
Wolseley Parade	20-22	C	2
Wolseley Parade	24	D	2
Wolseley Parade	26-28	C	2
Wolseley Parade	30	D	3
Wolseley Parade	32	D	3
Wolseley Parade	36	D	3
Wolseley Parade	38	D	3
Wolseley Parade	40	D	3
Wolseley Parade	42	D	3
Wolseley Parade	48	D	3
Wolseley Parade	50	D	3
Wolseley Parade	52	D	3
Wolseley Parade	54	D	3
Wolseley Parade	56	D	3
Wolseley Parade	58	D	3
Wolseley Parade	60	D	3

MELBOURNE PLANNING SCHEME

MELBOURNE

Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Berkeley Street	213-221	C	3
Bowen Street (North East Cnr La Trobe)	RMIT Art Bldg (Bldg 2)	D	-
Bowen Street	RMIT Kerner Engineering School (Bldg 3)	D	-
Bowen Street	RMIT Bldg 4	A	-
Bowen Street	RMIT Bldg 5 & 9	B	2
Bowen Street	RMIT Bldg 7	C	2
Bowen Street	RMIT Bldg 6	C	-
Elizabeth Street	527 (primary address 222-230 Victoria Street)	C	2
Elizabeth Street	529-533	C	2
Elizabeth Street	535-541	C	2
Elizabeth Street	543-545	C	2
Elizabeth Street	547-549	C	2
Elizabeth Street	551-573 (Northern and middle section)	D	2
Elizabeth Street	575-577 (rear)	D	2
Elizabeth Street	579-581	C	2
Elizabeth Street	583-585	C	2
Elizabeth Street	587-589	D	2
Elizabeth Street	595A	C	2
Elizabeth Street	597	C	2
Elizabeth Street	605-607	C	2
Elizabeth Street	611-669, includes:		
Elizabeth Street	• 611-651-635-645 Elizabeth Street	C	2
Elizabeth Street	518	A	2
Elizabeth Street	520-522	C	2
Elizabeth Street	524-530	C	2
Elizabeth Street	532-534 (rear)	C	2
Elizabeth Street	544-548 (rear)	C	2
Elizabeth Street	552-554	C	2
Elizabeth Street	556-562	C	2
Elizabeth Street	564-566	D	2
Elizabeth Street	568-574	D	2
Elizabeth Street	576-578	C	2
Elizabeth Street	580	C	2
Elizabeth Street	590-592	D	2
Elizabeth Street	594-598	D	2
Elizabeth Street	600-608	C	2
Elizabeth Street	614-616	B	2
Elizabeth Street	618-630, includes:		
Elizabeth Street	• 618-630 Elizabeth Street	C	2
Elizabeth Street	618-630 (rear)	C	2
Elizabeth Street	642-644	D	2
Elizabeth Street	648 (primary address 646-652 Elizabeth Street)	D	2
Elizabeth Street	650-652 (primary address 646-652 Elizabeth Street)	C	2
Elizabeth Street	654	D	2
Elizabeth Street	656-658	C	2

Comment [A54]: 611-699 Elizabeth Street includes two heritage places: 611-633 Elizabeth Street which is on the Victorian Heritage Register and 635-645 Elizabeth Street.

635-645 Elizabeth Street is subject to review as part of the review of C graded places in City North Precincts. It should be retained in the Heritage Places Inventory Part B with its previous heritage category.

Comment [A55]: 618-630 Elizabeth Street contains two addresses listed in the previous inventory.

The front part of the site is subject to review as part of the review of C graded places in City North Precincts. It should be retained in the Heritage Places Inventory Part B with its previous heritage category.

Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Elizabeth Street	676-678	C	2	
Elizabeth Street	680-682	C	2	
Elizabeth Street	684-686	C	2	
Elizabeth Street	688	C	2	
Elizabeth Street	696-708	B	2	
Exhibition Street	355-357	D	3	
Exhibition Street	359	D	3	
LaTrobe Street	6	E	-	
LaTrobe Street	8	A	-	
LaTrobe Street	20-56	-	2	
LaTrobe Street	30-34	E	2	
LaTrobe Street	36-40	E	2	
LaTrobe Street	46-50	E	2	
LaTrobe Street	52	E	2	
LaTrobe Street	58-64	D	-	
LaTrobe Street	124	A	1	
LaTrobe Street	168-170	B	-	
O'Connell Street	62-66	D	2	
Pelham Street	226	E	3	
Pelham Street	228	E	3	
Queensberry Street	278-284	E	2	
Russell Street	325	A	1	
Russell Street	City Watch House	B	1	
Russell Street	Former Melbourne Gaol	A	1	
Russell Street	RMIT Bldg 13	B	1	
Russell Street	336-350	D	3	
Russell Street	354	A	-	
Russell Street	372-376	E	-	
Russell Street	380	B	-	
Russell Street	394	B	2	
Swanston Street	330-334	E	2	
Swanston Street	336-338	D	2	
Swanston Street	340	D	2	
Swanston Street	344-346	A	2	
Swanston Street	420	A	-	
Victoria Street	31-33	A	2	
Victoria Street	222-230 (alternate address 527 Elizabeth Street)	C	2	
Victoria Street	232-238	C	2	

MELBOURNE PLANNING SCHEME

NORTH & WEST MELBOURNE

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Abbotsford Street	163-165	D	3
Abbotsford Street	167-169	D	3
Abbotsford Street	171	D	3
Abbotsford Street	179	D	3
Abbotsford Street	181	D	3
Abbotsford Street	187-201	A	3
Abbotsford Street	217	D	3
Abbotsford Street	225	D	3
Abbotsford Street	231	D	3
Abbotsford Street	235	C	2
Abbotsford Street	237	D	2
Abbotsford Street	239	D	2
Abbotsford Street	241	D	2
Abbotsford Street	243	D	2
Abbotsford Street	245	D	2
Abbotsford Street	249	D	2
Abbotsford Street	251	D	2
Abbotsford Street	253	D	2
Abbotsford Street	255	D	2
Abbotsford Street	257	D	2
Abbotsford Street	259	D	2
Abbotsford Street	265-267	D	3
Abbotsford Street	393-395	B	3
Abbotsford Street	397	C	3
Abbotsford Street	401	C	3
Abbotsford Street	403	C	3
Abbotsford Street	407	C	2
Abbotsford Street	409	D	2
Abbotsford Street	433-435	B	3
Abbotsford Street	439-441	D	2
Abbotsford Street	443	C	2
Abbotsford Street	447-451	C	2
Abbotsford Street	453	C	2
Abbotsford Street	455	C	2
Abbotsford Street	457	C	2
Abbotsford Street	459	C	2
Abbotsford Street	461-463	D	2
Abbotsford Street	465-467	C	2
Abbotsford Street	469	D	2
Abbotsford Street	483	D	2
Abbotsford Street	485	D	2
Abbotsford Street	487	D	2
Abbotsford Street	489	D	2
Abbotsford Street	491	D	2
Abbotsford Street	493	D	2
Abbotsford Street	495	D	2
Abbotsford Street	497	D	2
Abbotsford Street	499	D	2
Abbotsford Street	501	D	2
Abbotsford Street	503	D	2
Abbotsford Street	505	C	2
Abbotsford Street	515-517	D	2
Abbotsford Street	519-521	C	2
Abbotsford Street	523-525	C	2

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Abbotsford Street	36-38	D	2	
Abbotsford Street	40	D	2	
Abbotsford Street	46-48	D	3	
Abbotsford Street	54	D	3	
Abbotsford Street	64-66	D	3	
Abbotsford Street	68	D	3	
Abbotsford Street	70	D	2	
Abbotsford Street	86	D	2	
Abbotsford Street	88	D	2	
Abbotsford Street	90	D	2	
Abbotsford Street	92-94	D	2	
Abbotsford Street	98	C	2	
Abbotsford Street	136	D	2	
Abbotsford Street	138	D	2	
Abbotsford Street	140	D	2	
Abbotsford Street	144	D	2	
Abbotsford Street	150-154	D	2	
Abbotsford Street	156	D	3	
Abbotsford Street	160	D	3	
Abbotsford Street	180	D	2	
Abbotsford Street	182	D	2	
Abbotsford Street	184	D	3	
Abbotsford Street	186	D	3	
Abbotsford Street	200	D	3	
Abbotsford Street	440-442	D	2	
Abbotsford Street	444	D	2	
Abbotsford Street	450	D	2	
Abbotsford Street	452	D	2	
Abbotsford Street	480-482	B	2	
Abbotsford Street	484-500	B	2	
Adderley Street	169	C	3	
Adderley Street	173	C	3	
Adderley Street	177	C	3	
Adderley Street	179	D	3	
Adderley Street	181	C	3	
Adderley Street	191	D	3	
Adderley Street	193	D	3	
Adderley Street	195	C	3	
Adderley Street	197	D	3	
Adderley Street	199	D	3	
Adderley Street	201	D	3	
Adderley Street	217-221	D	3	
Adderley Street	223	D	3	
Adderley Street	231	D	3	
Adderley Street	233	D	3	
Adderley Street	235	D	3	
Adderley Street	251	D	3	
Adderley Street	255	D	3	
Adderley Street	257-261	D	3	
Adderley Street	263	C	3	
Adderley Street	279	B	3	
Adderley Street	136	D	3	
Adderley Street	138-140	D	3	
Adderley Street	142	D	3	

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Adderley Street	162-164	E	3	
Adderley Street	218-220	E	3	
Adderley Street	222	D	3	
Adderley Street	224-230	D	3	
Adderley Street	234	D	3	
Adderley Street	250	D	3	
Adderley Street	252-254	D	3	
Alfred Street	6	B	2	
Alfred Street	8	D	2	
Alfred Street	10	D	2	
Alfred Street	12	D	2	
Alfred Street	14-16	E	2	
Alfred Street	18-22	D	2	
Alfred Street	24	E	2	
Alfred Street	26	D	2	
Alfred Street	28	E	2	
Alfred Street	30	E	2	
Alfred Street	38	D	2	
Alfred Street	40	D	2	
Alfred Street	42-44	E	2	
Alfred Street	48	E	2	
Anderson Street	3-5	E	1	
Anderson Street	7-21 Former TB Guest Biscuit Factory	B	1	
Anderson Street	6-8	E	2	
Anderson Street	10	E	2	
Anderson Street	12	E	2	
Arden Street	19	E	3	
Arden Street	25-33	D	3	
Arden Street	45-49	D	3	
Arden Street	55-57	D	3	
Arden Street	115-117	E	3	
Arden Street	129-131	D	3	
Arden Street	133	E	3	
Arden Street	2	C	2	
Arden Street	4-8	E	2	
Arden Street	10-12	E	2	
Arden Street	14	D	2	
Arden Street	16	D	2	
Arden Street	18	E	2	
Arden Street	20	D	2	
Arden Street	22-24	D	2	
Arden Street	34	D	2	
Arden Street	36	D	2	
Arden Street	38	D	2	
Arden Street	40	D	2	
Arden Street	42	D	2	
Arden Street	44	D	2	
Arden Street	46-48	D	2	
Arden Street	50	D	2	
Arden Street	52	D	2	
Arden Street	54	D	2	
Arden Street	56	D	2	
Arden Street	58	D	2	

Comment [A56]: This entry relates to a heritage place which has been subdivided into multiple properties.

To avoid confusion all the sub-divided properties should be listed in the inventory. The entry in the Heritage Places Inventory 2020 Part B should be retained with its previous heritage grading.

Comment [A57]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Arden Street	60	E	2
Arden Street	62	D	2
Arden Street	70	E	3
Arden Street	192-200	D	3
Arden Street	202	D	3
Arden Street	204-206 North Melbourne Football Ground, also known as 1-39 Macaulay Road	E	3
Arden Street	Part 208-292 Mature Pepper Tree Row, also known as 8-18 Langford Street	E	3
Arden Street	210	E	3
Avis Lane	1	D	3
Atkin Street	1	D	3
Baillie Street	15-21	D	3
Baillie Street	23	D	3
Baillie Street	27	D	3
Baillie Street	41-43	D	3
Baillie Street	49	D	3
Baillie Street	51-53	D	3
Baillie Street	55	D	3
Baillie Street	57	D	3
Batman Street	33-47	B	-
Batman Street	49-53	D	-
Batman Street	55	D	3
Batman Street	2	A	2
Bendigo Street	1	D	3
Bendigo Street	11-13	E	3
Bendigo Street	15	B	3
Bendigo Street	14	D	3
Blackwood Street	13-15	E	3
Boundary Road	2	E	3
Boundary Road	172-178	D	3
Boundary Road	180-182	E	3
Boundary Road	184-186	D	3
Boundary Road	206-208	E	3
Boundary Road	210	E	3
Brougham Street	1	D	2
Brougham Street	3	D	2
Brougham Street	5	D	2
Brougham Street	7	D	2
Brougham Street	9-11	D	2
Brougham Street	13	D	2
Brougham Street	9-21, includes:		
Brougham Street	• 17 – Former Uniting Church, St Michael's R.C. Church	C	2
Brougham Street	33	E	3
Brougham Street	35-39	E	3
Brougham Street	Rear 41	D	3
Brougham Street	47	E	3
Brougham Street	55	D	3
Brougham Street	57	E	3
Brougham Street	59	E	3

Comment [A58]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A59]: Line retained in inventory under 110-114 Errol Street.

Comment [A60]: The listing for 14 Bendigo Street in the previous inventory relates to a heritage place which is located at 24-26 Bendigo Street. This has been determined from the 1985 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

This listing was included in the exhibited inventory as 101 Leveson Street because 14 Bendigo Street is part of 91-101 Leveson Street.

The heritage category for 24-26 Bendigo Street should be converted through a separate amendment.

Comment [A61]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

North & West Melbourne	CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading
Brougham Street	59A	D	3
Brougham Street	61	C	3
Brougham Street	4-16	D	3
Brougham Street	32	C	3
Brougham Street	34	E	3
Brougham Street	36	E	3
Brougham Street	38	D	3
Brougham Street	40-40A	D	3
Brougham Street	46	E	3
Brougham Street	48	D	3
Brougham Street	52—St. Aloysius School	C	3
Buncle Street	49-53	C	3
Buncle Street	103	E	3
Byron Street	11-13	E	3
Byron Street	55	D	3
Canning Street	1-3	D	2
Canning Street	5-7	D	2
Canning Street	9-11	D	2
Canning Street	13-15	D	3
Canning Street	19	D	1
Canning Street	21	D	1
Canning Street	23-27	A	1
Canning Street	29	B	1
Canning Street	31	B	1
Canning Street	33	A	1
Canning Street	39	D	2
Canning Street	41	D	2
Canning Street	45	D	2
Canning Street	47	D	2
Canning Street	49	D	2
Canning Street	51	E	2
Canning Street	55	D	2
Canning Street	57	E	2
Canning Street	59	E	2
Canning Street	61	E	2
Canning Street	63	E	2
Canning Street	65	D	2
Canning Street	6	D	2
Canning Street	8	E	2
Canning Street	14	D	2
Canning Street	16	E	2
Canning Street	18	D	2
Canning Street	30	E	2
Canning Street	32	E	2
Canning Street	34	E	2
Canning Street	36	E	2
Canning Street	38	E	2
Canning Street	40	D	2
Canning Street	42	D	2
Canning Street	44	D	2
Canning Street	46	E	2
Capel Street	55	D	2
Capel Street	57	D	2
Capel Street	59	D	2

Comment [A62]: The listing for 103 Buncle Street in the previous inventory relates to a heritage place which is located at 99 Buncle Street. This has been determined from the 1985 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

This listing was included in the exhibited inventory as 2 McCabe Place because 103 Buncle Street is part of 2 McCabe Place.

The heritage category for 99 Buncle Street should be converted through a separate amendment.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Capel Street	61	D	2
Capel Street	63-65	D	2
Capel Street	81	C	3
Capel Street	83	D	3
Capel Street	16	B	2
Capel Street	18-26	B	2
Capel Street	32-34	B	2
Capel Street	36	B	2
Capel Street	38	C	2
Capel Street	62	B	2
Capel Street	64	B	2
Capel Street	80-86	C	2
Capel Street	120	D	+
Capel Street	122	C	1
Capel Street	124-126	C	1
Capel Street	128	C	1
Capel Street	130-134	C	1
Capel Street	136-138	C	1
Capel Street	144	D	+
Capel Street	146	D	+
Capel Street	148	D	+
Capel Street	150	C	1
Capel Street	152	C	1
Capel Street	154	D	+
Capel Street	156	C	1
Capel Street	158	C	1
Capel Street	160	C	1
Capel Street	162	D	+
Capel Street	196	D	3
Capel Street	198	C	2
Capel Street	202	C	2
Capel Street	204-206	B	3
Carroll Street	1	C	2
Carroll Street	3-5	D	2
Carroll Street	7	D	2
Carroll Street	11-13	D	2
Carroll Street	15	C	+
Carroll Street	17	C	+
Carroll Street	19-21	C	+
Carroll Street	23	D	+
Carroll Street	25	D	+
Carroll Street	27	D	+
Carroll Street	29	C	+
Carroll Street	31	D	+
Carroll Street	33	D	+
Carroll Street	4	D	+
Carroll Street	6	D	+
Carroll Street	8	D	+
Carroll Street	10	D	+
Carroll Street	12	D	+
Carroll Street	14	D	+
Carroll Street	16	D	+
Carroll Street	18	D	+
Carroll Street	20	D	+

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Carroll Street	22	D	1	
Carroll Street	24-26	D	1	
Carroll Street	28	D	1	
Carroll Street	30	D	1	
Carroll Street	32-34	D	2	
Carroll Street	38	D	2	
Chapman Street	1	D	2	
Chapman Street	3	C	2	
Chapman Street	5	D	2	
Chapman Street	7	C	2	
Chapman Street	9-11	D	2	
Chapman Street	13	D	2	
Chapman Street	15	C	2	
Chapman Street	17	B	2	
Chapman Street	29-31	D	2	
Chapman Street	33	D	2	
Chapman Street	35-37	D	2	
Chapman Street	39	D	2	
Chapman Street	41	D	2	
Chapman Street	43	D	2	
Chapman Street	45	D	2	
Chapman Street	47	D	2	
Chapman Street	49-51	D	2	
Chapman Street	53	D	2	
Chapman Street	55	D	2	
Chapman Street	57	D	2	
Chapman Street	65	D	2	
Chapman Street	67	B	2	
Chapman Street	69	D	2	
Chapman Street	71	D	2	
Chapman Street	73	C	2	
Chapman Street	75	D	2	
Chapman Street	89	D	2	
Chapman Street	91	D	2	
Chapman Street	93	D	2	
Chapman Street	95-97	C	2	
Chapman Street	99-101	D	2	
Chapman Street	103-107	D	2	
Chapman Street	109	D	2	
Chapman Street	111	B	2	
Chapman Street	2-2A	C	2	
Chapman Street	4-8	C	2	
Chapman Street	20	D	2	
Chapman Street	22-28	D	2	
Chapman Street	30	B	2	
Chapman Street	32	C	2	
Chapman Street	34	C	2	
Chapman Street	36	D	2	
Chapman Street	56	B	3	
Chapman Street	64	C	3	
Chapman Street	66	C	2	
Chapman Street	72-74	D	3	
Chapman Street	82-82A	D	2	
Chapman Street	84-86	D	2	

Comment [A63]: Line retained in inventory under 163-177 Flemington Road.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Chapman Street	88	D	2	
Chapman Street	90	D	2	
Chapman Street	92	D	2	
Chapman Street	94	D	2	
Chapman Street	96-98	D	2	
Chetwynd Street	1-3	A	1	
Chetwynd Street	5	D	2	
Chetwynd Street	7	D	2	
Chetwynd Street	9	B	2	
Chetwynd Street	15-19	D	2	
Chetwynd Street	21	D	2	
Chetwynd Street	23	D	2	
Chetwynd Street	25	D	2	
Chetwynd Street	47	C	3	
Chetwynd Street	55	D	3	
Chetwynd Street	59	D	3	
Chetwynd Street	61-63	A	3	
Chetwynd Street	65	D	3	
Chetwynd Street	71-73	D	3	
Chetwynd Street	85	D	3	
Chetwynd Street	87	C	3	
Chetwynd Street	91-93	D	3	
Chetwynd Street	147-149	A	3	
Chetwynd Street	151-153	D	3	
Chetwynd Street	155-157	B	3	
Chetwynd Street	167-171	D	3	
Chetwynd Street	12-20	C	3	
Chetwynd Street	22	D	3	
Chetwynd Street	30-44	D	3	
Chetwynd Street	62-64	B	3	
Chetwynd Street	66	D	3	
Chetwynd Street	118	C	2	
Chetwynd Street	120	C	2	
Chetwynd Street	122	B	2	
Chetwynd Street	140	D	3	
Chetwynd Street	142	C	3	
Chetwynd Street	172-176	B	3	
Chetwynd Street	198	D	3	
Chetwynd Street	200	D	3	
Chetwynd Street	202	D	3	
Chetwynd Street	234-236	C	3	
Cobden Street	9	D	3	
Cobden Street	11	D	3	
Cobden Street	13-15/15A	C	2	
Cobden Street	29	D	2	
Cobden Street	31	C	2	
Cobden Street	33	C	2	
Cobden Street	35	D	2	
Cobden Street	41-43	C	2	
Courtney Street	47	D	2	
Courtney Street	49-53	D	2	
Courtney Street	59-61	C	2	
Courtney Street	63-65	C	2	
Courtney Street	67-75	C	2	

Comment [A64]: The listing for 91-93 Chetwynd Street in the previous inventory relates to a heritage place which is located at 97 Chetwynd Street and 99 Chetwynd Street. This has been determined from the 1985 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 97 Chetwynd Street and 99 Chetwynd Street should be converted through a separate amendment.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Courtney Street	81	D	2
Courtney Street	83	D	2
Courtney Street	85	E	2
Courtney Street	87	D	2
Courtney Street	89	D	2
Courtney Street	91	D	2
Courtney Street	93	D	2
Courtney Street	95	D	2
Courtney Street	101	E	2
Courtney Street	103	E	2
Courtney Street	4	C	3
Courtney Street	30-32	E	3
Courtney Street	34	E	3
Courtney Street	36	A	3
Courtney Street	54	D	3
Courtney Street	56-58	E	2
Courtney Street	64 (Front)	E	3
Curran Place	1	D	3
Curran Place	2	D	3
Curran Street	3	D	2
Curran Street	9	D	2
Curran Street	11	D	2
Curran Street	13	D	2
Curran Street	15	D	2
Curran Street	17	E	2
Curran Street	19-23	D	2
Curran Street	27	D	2
Curran Street	2A	D	2
Curran Street	2	D	2
Curran Street	4	D	2
Curran Street	6	D	2
Curran Street	8	D	2
Curran Street	10	D	2
Curran Street	12	D	2
Curran Street	14	D	2
Curran Street	16	D	2
Curran Street	18	D	2
Curran Street	20-22	D	2
Curran Street	24	D	2
Curran Street	26	D	2
Curran Street	28	D	2
Curran Street	30	D	2
Curran Street	32	D	2
Curran Street	36	D	2
Curran Street	44	D	2
Curran Street	46	D	2
Curran Street	54	D	2
Curran Street	56	D	2
Curzon Street	1	E	2
Curzon Street	3	D	2
Curzon Street	5	D	2
Curzon Street	7	D	2
Curzon Street	15	D	2
Curzon Street	17-23	D	2

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Curzon Street	35	D	2
Curzon Street	37	D	2
Curzon Street	39	D	2
Curzon Street	41	D	2
Curzon Street	43	D	2
Curzon Street	45	D	2
Curzon Street	47	D	2
Curzon Street	57—Union Memorial Church	A	3
Curzon Street	57—Manse	B	3
Curzon Street	85	D	3
Curzon Street	95-97	D	3
Curzon Street	147	D	3
Curzon Street	171	C	3
Curzon Street	6	D	2
Curzon Street	8	D	2
Curzon Street	10	D	2
Curzon Street	12—14	D	2
Curzon Street	16	D	2
Curzon Street	18	D	2
Curzon Street	38	C	2
Curzon Street	40	D	2
Curzon Street	42	D	2
Curzon Street	70-74	D	3
Curzon Street	78-80	C	2
Curzon Street	82	C	2
Curzon Street	84	C	2
Curzon Street	100-110—Former Fire Station—Front	C	3
Curzon Street	100-110—Former Fire Station—Rear	B	3
Curzon Street	118	D	3
Curzon Street	124	D	2
Curzon Street	126	D	2
Curzon Street	128	D	2
Curzon Street	130	D	2
Curzon Street	132	D	2
Curzon Street	132A	C	2
Curzon Street	134	C	2
Curzon Street	138	D	2
Curzon Street	140	D	2
Curzon Street	142	D	2
Curzon Street	144	D	2
Curzon Street	146	D	2
Curzon Street	150	D	2
Curzon Street	152	D	2
Curzon Street	154	D	2
Curzon Street	156	D	2
Curzon Street	158	D	2
Dryburgh Street	95	D	2
Dryburgh Street	97	D	2
Dryburgh Street	101	D	2
Dryburgh Street	103	D	2
Dryburgh Street	119-121	D	2
Dryburgh Street	123	D	2

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Dryburgh Street	125	C	2
Dryburgh Street	129	D	2
Dryburgh Street	131	D	2
Dryburgh Street	133	D	2
Dryburgh Street	135	D	2
Dryburgh Street	137	D	2
Dryburgh Street	139-141	B	2
Dryburgh Street	147	C	2
Dryburgh Street	149	C	2
Dryburgh Street	151	D	2
Dryburgh Street	153	D	2
Dryburgh Street	155	C	2
Dryburgh Street	161	D	2
Dryburgh Street	167	D	2
Dryburgh Street	211	D	2
Dryburgh Street	213-215	B	2
Dryburgh Street	217-219	D	2
Dryburgh Street	229	B	3
Dryburgh Street	231	B	3
Dryburgh Street	287-315 Gardiner Reserve	C	3
Dryburgh Street	355	C	2
Dryburgh Street	357	D	2
Dryburgh Street	359	C	2
Dryburgh Street	361	A	2
Dryburgh Street	363	D	2
Dryburgh Street	365	D	2
Dryburgh Street	367	D	2
Dryburgh Street	369	D	2
Dryburgh Street	373	D	2
Dryburgh Street	375	D	2
Dryburgh Street	377-379	D	2
Dryburgh Street	381	D	2
Dryburgh Street	383	D	2
Dryburgh Street	385	D	2
Dryburgh Street	387	D	2
Dryburgh Street	407	B	2
Dryburgh Street	409	B	2
Dryburgh Street	411	C	2
Dryburgh Street	413	C	2
Dryburgh Street	423	D	2
Dryburgh Street	425	D	2
Dryburgh Street	431	D	2
Dryburgh Street	435	D	2
Dryburgh Street	437	D	2
Dryburgh Street	445	B	2
Dryburgh Street	447-449	C	2
Dryburgh Street	451	D	2
Dryburgh Street	453	D	2
Dryburgh Street	455	D	2
Dryburgh Street	457	D	2
Dryburgh Street	459	C	2
Dryburgh Street	461	C	2
Dryburgh Street	463-465	C	2
Dryburgh Street	473	D	2

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Dryburgh Street	475	D	2
Dryburgh Street	479	D	2
Dryburgh Street	485-487	B	1
Dryburgh Street	493-495	B	1
Dryburgh Street	497-499	C	1
Dryburgh Street	501-503	C	1
Dryburgh Street	505	D	1
Dryburgh Street	509	D	1
Dryburgh Street	511	D	1
Dryburgh Street	513-515	B	1
Dryburgh Street	517	B	1
Dryburgh Street	519	B	1
Dryburgh Street	38	C	3
Dryburgh Street	42	D	3
Dryburgh Street	44-50	D	3
Dryburgh Street	112	D	3
Dryburgh Street	114-118	D	3
Dryburgh Street	136	D	3
Dryburgh Street	138	D	3
Dryburgh Street	234-236	D	3
Dryburgh Street	Rear 370-376	D	3
Dryburgh Street	402	C	2
Dryburgh Street	404	C	2
Dryburgh Street	406	D	2
Dryburgh Street	410	D	2
Dryburgh Street	412	D	2
Dryburgh Street	414	D	2
Dryburgh Street	416	D	2
Dryburgh Street	418-420	C	2
Dryburgh Street	422-424	D	2
Dryburgh Street	426	D	2
Dryburgh Street	428	D	2
Dryburgh Street	430-434	C	2
Dryburgh Street	438	C	2
Dryburgh Street	450-454	D	2
Dryburgh Street	456	D	2
Dryburgh Street	492-494	D	2
Dryburgh Street	500-504	C	2
Dudley Street	31	C	3
Dudley Street	2	C	3
Dudley Street	40	C	3
Dudley Street	50	D	3
Dudley Street	52	D	3
Dudley Street	56	D	3
Dudley Street	58	C	3
Dudley Street	60	D	3
Dudley Street	62	D	3
Dudley Street	64	D	3
Dudley Street	70	D	3
Dudley Street	72	C	3
Dudley Street	74-76	C	3
Eades Place	Former School	B	1
Eades Place	2	D	1
Eades Place	4	D	1

Comment [A65]: Address omitted from exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Eades Place	6	D	†
Eades Place	8-10	C	†
Eades Place	12	D	†
Eades Place	14	D	†
Eades Place	16	D	†
Eades Place	18	D	†
Eades Place	20	D	†
Eades Place	22	D	†
Eades Place	24-26	D	†
Eades Place	28-32	C	†
Eades Place	34-40	C	†
Elm Street	15	D	2
Elm Street	17	D	2
Elm Street	21	D	2
Elm Street	23	D	2
Elm Street	27	C	2
Elm Street	31	D	2
Elm Street	33	D	2
Elm Street	35	D	2
Elm Street	2	C	3
Elm Street	4	D	3
Elm Street	52	D	3
Elm Street	54-56	C	3
Elm Street	58	D	3
Elm Street	60	D	3
Elm Street	62	D	3
Elm Street	64	D	3
Errol Place	12	B	3
Errol Street	1-13	A	†
Errol Street	19-23	C	†
Errol Street	25	D	†
Errol Street	27	D	†
Errol Street	29	D	†
Errol Street	31	D	†
Errol Street	33	C	†
Errol Street	39	D	†
Errol Street	41-49	C	†
Errol Street	51-53	D	†
Errol Street	55-57	C	†
Errol Street	61-67	B	†
Errol Street	79	D	†
Errol Street	89	C	2
Errol Street	91	D	2
Errol Street	93	D	2
Errol Street	95	D	2
Errol Street	97	D	2
Errol Street	99-101	B	2
Errol Street	103	D	2
Errol Street	105	D	2
Errol Street	107	D	2
Errol Street	115-119	B	2
Errol Street	125-127	C	2
Errol Street	131-133	C	2
Errol Street	135	D	2

Comment [A66]: The listing for 12 Errol Place in the previous inventory relates to a heritage place which now has the address 3 Errol Place. This has been determined from the 1985 Building Identification Form for this listing. This listing was incorrectly converted in the exhibited inventory as 1 Errol Place.

The heritage category for 3 Errol Place should be converted through a separate amendment.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Errol Street	137	D	2
Errol Street	139-141	C	2
Errol Street	145	C	2
Errol Street	147-159	D	2
Errol Street	161-163	D	2
Errol Street	167	C	2
Errol Street	177-187	D	2
Errol Street	193	C	2
Errol Street	195	C	2
Errol Street	205-207	D	2
Errol Street	211	D	2
Errol Street	213	D	2
Errol Street	215	D	2
Errol Street	217	D	2
Errol Street	221	D	2
Errol Street	229	C	2
Errol Street	231	D	2
Errol Street	235-237	D	2
Errol Street	239	D	2
Errol Street	241	D	2
Errol Street	249	D	2
Errol Street	251	D	2
Errol Street	253	D	2
Errol Street	255-257	B	2
Errol Street	259	D	2
Errol Street	2-4	C	1
Errol Street	6-8	C	1
Errol Street	10-14	D	1
Errol Street	16	D	1
Errol Street	18	D	1
Errol Street	20-26	C	1
Errol Street	28-30	C	1
Errol Street	32	D	1
Errol Street	34	D	1
Errol Street	36-38	D	1
Errol Street	40-42	D	1
Errol Street	44	C	1
Errol Street	NM Town Hall— see 513 Queensberry St		
Errol Street	52-68— Municipal Buildings including Library, shops, former Mechanics Institute, Post Office, & Fountain	A	1
Errol Street	92	D	2
Errol Street	94	A	2
Errol Street	96-98	D	2
Errol Street	100-102	D	2
Errol Street	104	D	2
Errol Street	110-114, includes: • 15 Bendigo Street	B	3
Errol Street	110-114	D	2
Errol Street	116	D	3
Errol Street	118	D	3
Errol Street	126	D	3

Comment [A67]: Streetscape grading omitted from exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.
See also 502-506 Victoria Street.

Comment [A68]: 110-114 Errol Street contains two addresses listed in the previous inventory including 15 Bendigo Street. 15 Bendigo Street was omitted in exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Errol Street	128	D	3	
Errol Street	144	D	3	
Errol Street	146	D	3	
Errol Street	150	C	2	
Errol Street	152	D	2	
Errol Street	154	D	2	
Errol Street	156-162	B	2	
Errol Street	168	D	2	
Errol Street	172	D	2	
Errol Street	174	D	2	
Errol Street	176	D	2	
Errol Street	178	D	2	
Errol Street	180	D	2	
Errol Street	182	D	2	
Errol Street	184	D	2	
Errol Street	210-214— School	C	2	
Errol Street	210-214— Fountain	D	2	
Errol Street	222	B	2	
Errol Street	226-228	D	2	
Errol Street	230	C	2	
Errol Street	232	C	2	
Errol Street	234	C	2	
Errol Street	236	C	2	
Errol Street	238	C	2	
Errol Street	240	C	2	
Errol Street	242	C	2	
Errol Street	246-248	D	2	
Errol Street	250	B	2	
Erskine Street	9	D	2	
Erskine Street	11	D	2	
Erskine Street	13	D	2	
Erskine Street	15	D	2	
Erskine Street	19	D	2	
Erskine Street	21	D	2	
Erskine Street	23	C	2	
Erskine Street	25	D	2	
Erskine Street	27	D	2	
Erskine Street	29	D	2	
Erskine Street	31	D	2	
Erskine Street	33	D	2	
Erskine Street	35	D	2	
Erskine Street	39	D	2	
Erskine Street	43	D	2	
Erskine Street	45	D	2	
Erskine Street	47	D	2	
Erskine Street	49	D	2	
Erskine Street	53	D	2	
Erskine Street	55	D	2	
Erskine Street	57	D	2	
Erskine Street	59	D	2	
Erskine Street	61	D	2	
Erskine Street	63	D	2	
Erskine Street	2	D	2	
Erskine Street	4	D	2	

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Erskine Street	6	D	2
Erskine Street	8	D	2
Erskine Street	10	C	2
Erskine Street	16	D	2
Erskine Street	18	D	2
Erskine Street	20	D	2
Erskine Street	22	D	2
Erskine Street	22A	D	2
Erskine Street	24	D	2
Erskine Street	26	D	2
Erskine Street	28	D	2
Erskine Street	32	C	2
Erskine Street	34	C	2
Erskine Street	36	D	2
Erskine Street	38-40	D	2
Erskine Street	42	D	2
Erskine Street	44	D	2
Erskine Street	46	D	2
Erskine Street	48	D	2
Erskine Street	50	C	2
Erskine Street	52	D	2
Erskine Street	54	D	2
Erskine Street	56	D	2
Erskine Street	58	D	2
Erskine Street	60	D	2
Erskine Street	62	D	2
Erskine Street	64	D	2
Erskine Street	66	D	2
Erskine Street	70	D	2
Erskine Street	72	D	2
Erskine Street	82	D	3
Erskine Street	84	D	2
Flagstaff Gardens	Pioneers Monument	C	-
Flagstaff Gardens	Caretaker's Residence	C	-
Flagstaff Gardens	Tennis Pavilion	C	-
Flagstaff Gardens	Sundial	C	-
Flagstaff Gardens	The Court Favourite Sculpture	C	-
Flemington Road	1-3	C	2
Flemington Road	37	A	3
Flemington Road	55 (Parent address is 47-59 Flemington Road)	C	3
Flemington Road	65-67	C	2
Flemington Road	91-93	C	2
Flemington Road	95	C	2
Flemington Road	123	D	3
Flemington Road	149	D	3
Flemington Road	151-161	C	2
Flemington Road	163-177, includes: • 56 Chapman Street	B	3
Flemington Road	197	B	3
Flemington Road	205	D	3
Flemington Road	209-211	C	2
Flemington Road	213	D	2

Comment [A69]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Flemington Road	215	D	2	
Flemington Road	219	D	2	
Flemington Road	221	D	2	
Flemington Road	223	D	2	
Flemington Road	225	D	2	
Flemington Road	227-229	B	2	
Flemington Road	263	B	3	
Flemington Road	267	C	3	
Flemington Road	277	D	3	
Flemington Road	285-287	C	2	
Flemington Road	291	D	2	
Flemington Road	293	C	2	
Flemington Road	297	C	2	
Flemington Road	299	C	2	
Flemington Road	301	A	2	
Flemington Road	321	D	2	
Flemington Road	323	D	2	
Flemington Road	325	D	2	
Flemington Road	327	D	2	
Flemington Road	329	D	2	
Flemington Road	331	C	2	
Flemington Road	333	C	2	
Flemington Road	335	D	2	
Flemington Road	347	C	2	
Flemington Road	351	C	2	
Flemington Road	353	D	2	
Flemington Road	355	D	2	
Flemington Road	363	D	2	
Flemington Road	371-401	E	3	
Flemington Road	403	E	3	
Flemington Road	443	D	3	
Flemington Road	445	E	3	
Flemington Road	447	E	3	
George Street	1	D	2	
George Street	3	D	2	
George Street	5	C	2	
George Street	7	D	2	
George Street	9	D	2	
George Street	11	D	2	
George Street	6	D	2	
George Street	8	D	2	
Glass Street	14	D	3	
Gracie Street	2 (Lost Dogs Home)	D	3	
Haines Place	2	D	3	
Haines Street	5	C	3	
Haines Street	7	D	3	
Haines Street	2	D	3	
Haines Street	4	D	3	
Haines Street	6	D	3	
Haines Street	8	C	3	
Haines Street	112	C	2	
Haines Street	120-130 (wall only)	C	2	
Harcourt Street	24-26	C	3	
Harcourt Street	66-68	C	3	

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Harker Street	1	D	2
Harker Street	11	D	2
Harker Street	2-4	D	2
Harker Street	6	D	2
Harker Street	8	D	2
Harker Street	10-12	D	2
Harker Street	18	D	2
Harris Street	1	D	3
Harris Street	9	C	3
Harris Street	2	D	3
Harris Street	4	D	3
Harris Street	6	D	3
Hawke Street	27-33	D	2
Hawke Street	35	D	2
Hawke Street	37	D	2
Hawke Street	39	D	2
Hawke Street	41	D	2
Hawke Street	43	D	2
Hawke Street	45	D	2
Hawke Street	47	D	2
Hawke Street	49	D	2
Hawke Street	51	D	2
Hawke Street	53	D	2
Hawke Street	55	D	2
Hawke Street	101	C	3
Hawke Street	109-117	D	3
Hawke Street	119-125	D	2
Hawke Street	127-129	D	2
Hawke Street	131-133	D	2
Hawke Street	135-141	D	3
Hawke Street	173-175	D	2
Hawke Street	177	D	2
Hawke Street	179	D	2
Hawke Street	191	D	2
Hawke Street	193	D	2
Hawke Street	199	D	2
Hawke Street	2	D	3
Hawke Street	4	D	2
Hawke Street	6	D	2
Hawke Street	8	D	2
Hawke Street	10	D	2
Hawke Street	12	D	2
Hawke Street	14	D	2
Hawke Street	44-46	C	2
Hawke Street	48	D	2
Hawke Street	50	D	2
Hawke Street	52-54	D	2
Hawke Street	58	D	2
Hawke Street	60	D	2
Hawke Street	62	D	2
Hawke Street	68-70	D	2
Hawke Street	74-78	C	2
Hawke Street	80	C	3
Hawke Street	82	D	2

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Hawke Street	110	D	2
Hawke Street	112	D	2
Hawke Street	114	D	2
Hawke Street	116-118	D	2
Hawke Street	120-124	D	2
Hawke Street	128-130	D	2
Hotham Place	1A (formerly 60-62 Courtney Street)	C	2
Howard Lane	Former NM Hotel Wall	D	3
Howard Street	3-11	D	2
Howard Street	13	B	2
Howard Street	15	C	2
Howard Street	19	B	2
Howard Street	25 - School	C	2
Howard Street	33 - Presbytery	B	2
Howard Street	33 - Church	B	2
Howard Street	81	D	3
Howard Street	85-89	C	3
Howard Street	95-97	D	2
Howard Street	99	D	2
Howard Street	103	D	2
Howard Street	107-111	D	2
Howard Street	113-115	D	2
Howard Street	117	D	2
Howard Street	135	D	3
Howard Street	163 - Church	C	3
Howard Street	163 - Manse	C	3
Howard Street	171	D	3
Howard Street	181-187	D	3
Howard Street	189-195	D	3
Howard Street	2-4	C	3
Howard Street	6	D	3
Howard Street	60	D	2
Howard Street	88-94	C	3
Ireland Street	49-51	D	3
Ireland Street	92	D	3
Ireland Street	94	D	3
Ireland Street	96	D	3
Ireland Street	98	D	3
Ireland Street	100	D	3
Ireland Street	102	D	3
Ireland Street	104	D	3
Ireland Street	118-126	B	2
Jeffcott Street	13-17	D	3
Jeffcott Street	34-36	D	3
King Street	347-349	D	2
King Street	351	C	2
King Street	353-355	B	2
King Street	357-369	C	3
King Street	411-415	B	3
King Street	419-435	A	2
King Street	439	D	2
King Street	555-557	C	3
King Street	581-583	C	2

Comment [A70]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
King Street	585-587	C	2
King Street	589-591	C	2
King Street	595-597	C	2
King Street	599-601	C	2
King Street	360	E	3
King Street	364-368	D	3
King Street	Underground Toilet	C	3
Kipling Street	1	D	2
Kipling Street	3	D	2
Kipling Street	9	D	2
Kipling Street	15	D	2
Kipling Street	4	D	2
Kipling Street	6	D	2
Kipling Street			
Kipling Street	16	D	2
Kipling Street	18	D	2
Langford Street	8-18 Primary address is 208-292 Arden Street	C	3
Langford Street	126-134	C	3
Laurens Street	10-22 — Former T.B. Guest Biscuit Factory	B	3
Laurens Street	Store '1' & '2' — Weston Milling	D	3
Laurens Street	24-78 — Weston Milling (former Thomas Brunton and Company Australian Flour Mills, includes the site formerly known as 1-25 Munster Terrace)	B	2
Leveson Street	5	E	3
Leveson Street	7-9	B	3
Leveson Street	37	D	3
Leveson Street	65-71	D	3
Leveson Street	79 (1 Bendigo St)	D	3
Leveson Street	103-107	D	3
Leveson Street	129-133	E	2
Leveson Street	141	C	3
Leveson Street	2-10	E	3
Leveson Street	16-20	E	3
Leveson Street	24	E	3
Leveson Street	26-28	E	3
Leveson Street	46-50	E	3
Leveson Street	64-66	D	3
Leveson Street	106-114	D	3
Little Baillie Street	2	D	3
Little Leveson Street	19-21	D	3
Little Leveson Street	27	D	3
Little Leveson Street	32	E	3
Little Leveson Street	34	D	3
Little Provost Street	1	C	3
Little Provost Street	3	D	3
Little Provost Street	7	D	3
Little Provost Street	9-11	D	3
Lothian Street	9	D	3
Lothian Street	29	D	3

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Lothian Street	35	D	3
Lothian Street	41-43	B	3
Lothian Street	53-55	D	3
Lothian Street	57	C	3
Lothian Street	65-71	D	3
Lothian Street	85-87	D	3
Lothian Street	89	D	3
Lothian Street	8-10	D	3
Lothian Street	20	B	3
Lothian Street	22	C	3
Lothian Street	24-26	D	3
Lothian Street	28	B	3
Lothian Street	30-32	D	3
Lothian Street	40-42	D	3
Lothian Street	62-68	D	3
Lothian Street	70-72	D	3
Macaulay Road	1-39 North Melbourne Swimming Baths	C	3
Macaulay Road	36-58 (120-130 Haines St)	C	2
Macaulay Road	Company's stables	A	2
Macaulay Road	60-96	A	2
Macaulay Road	Part 98-166 Gateway, wall and caretaker's house	A	2
Macaulay Road	201-241 Clayton Reserve and drinking fountain	C	3
Mark Street	46	C	3
Mary Street	14	C	3
Mary Street	16-18	C	3
Melrose Street	175-183	E	2
Melrose Street	185-189	E	2
Melrose Street	4	D	2
Melrose Street	8	C	2
Melrose Street	18	D	2
Melrose Street	20	C	2
Melrose Street	22	D	2
Melrose Street	26	D	2
Melrose Street	28	D	2
Melrose Street	30	C	2
Melrose Street	36	D	2
Melrose Street	38	D	2
Melrose Street	40	D	2
Melrose Street	44	D	2
Melrose Street	46	D	2
Melrose Street	48	D	2
Melrose Street	90	D	2
Melrose Street	94-100	D	2
Melrose Street	102	D	2
Melrose Street	104	D	2
Melrose Street	106	D	2
Melrose Street	108	D	2
Melrose Street	110-112	D	2

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Melrose Street	114	D	2
Melrose Street	116	D	2
Melrose Street	118	D	2
Melrose Street	120	D	2
Melrose Street	122	D	2
Melrose Street	124	D	2
Melrose Street	130	D	2
Melrose Street	132	D	2
Melrose Street	134	D	2
Miller Street	1	C	2
Miller Street	3-9	C	2
Miller Street	11	D	2
Miller Street	13	D	2
Miller Street	15	D	2
Miller Street	17	D	2
Miller Street	19	D	2
Miller Street	21	D	2
Miller Street	23	D	2
Miller Street	25	D	2
Miller Street	29	D	2
Miller Street	31	D	2
Miller Street	37	C	2
Miller Street	39	C	2
Miller Street	41	D	2
Miller Street	43	D	2
Miller Street	45	D	2
Miller Street	47	D	2
Miller Street	51	D	2
Miller Street	53	D	2
Miller Street	55	D	2
Miller Street	57	D	2
Miller Street	59	D	2
Miller Street	61	D	2
Miller Street	63	D	2
Miller Street	65	D	2
Miller Street	67	D	2
Miller Street	69	D	2
Miller Street	14	D	2
Miller Street	16	D	2
Miller Street	22-24	D	2
Miller Street	26-28	C	2
Miller Street	32-34	D	2
Miller Street	40	D	2
Miller Street	42	D	2
Miller Street	44	C	2
Miller Street	46	D	2
Miller Street	48	D	2
Miller Street	56	D	2
Miller Street	58	D	2
Miller Street	80	C	3
Miller Street	90-92	C	3
Miller Street	94	D	3
Miller Street	96	D	3
Miller Street	106	C	3

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Miller Street	152-160	C	3	
Milton Street	24-28	D	3	
Milton Street	30-32	C	3	
Milton Street	34	D	3	
Milton Street	36-38	C	3	
Molesworth Street	2	D	2	
Molesworth Street	4	D	2	
Molesworth Street	10	D	2	
Molesworth Street	16	C	2	
Molesworth Street	18	C	2	
Molesworth Street	20-22	D	2	
Molesworth Street	24	D	2	
Molesworth Street	26-28	D	2	
Molesworth Street	30-32	B	2	
Molesworth Street	34-40	B	2	
Molesworth Street	42	D	2	
Molesworth Street	44	D	2	
Molesworth Street	46	D	2	
Molesworth Street	48	D	2	
Molesworth Street	50	D	2	
Molesworth Street	52	D	2	
Molesworth Street	54	D	2	
Molesworth Street	56	D	2	
Molesworth Street	58	C	2	
Molesworth Street	62	D	2	
Molesworth Street	64	D	2	
Molesworth Street	66	C	2	
Molesworth Street	68	B	2	
Molesworth Street	70	C	2	
Molesworth Street	72-74	C	2	
Molesworth Street	76	C	2	
Molesworth Street	78-84	B	2	
Molesworth Street	86	C	2	
Molesworth Street	88	C	2	
Molesworth Street	90	D	2	
Molesworth Street	92	D	2	
Molesworth Street	94-96	D	2	
Molesworth Street	98	C	2	
Moonee Ponds Creek	Creek Reserve and Infrastructure	C	-	
Moonee Ponds Creek	Arden Street Bridge Bridge over Moonee Ponds Creek at Arden Street Railing Only	C	3	
Moonee Ponds Creek	Dynon Road Bridge	C	3	
Moonee Ponds Creek	Macaulay Road Bridge	C	3	
Moonee Roads	Racecourse Road Bridge	C	3	
Moss Place	1	D	3	
Moss Place	5	C	3	
Munster Terrace	Weston Milling (former NB Love Mills—see Laurens Street entry)	B	3	
Munster Terrace	1-25 Primary address 24-78 Laurens Street	B	2	
Munster Terrace	4	C	3	
Munster Terrace	6	C	3	
Munster Terrace	80	D	3	

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Munster Terrace	82	D	3
Munster Terrace	86	D	3
Munster Terrace	AR Nash Bulk store warehouse	D	-
Murphy Street	7	C	3
O'Connell Street	1-7	C	2
O'Connell Street	15-17	C	2
O'Connell Street	19	A	2
O'Connell Street	21-27	D	2
O'Connell Street	39	C	2
O'Connell Street	41-59	C	2
O'Connell Street	64	D	2
O'Connell Street	66	D	2
O'Shanassy Street	11	D	2
O'Shanassy Street	13	D	2
O'Shanassy Street	15-17	D	2
O'Shanassy Street	19	D	2
O'Shanassy Street	21	D	2
O'Shanassy Street	37-39	C	2
O'Shanassy Street	41	D	2
O'Shanassy Street	43	D	2
Peekville Street	5-11	D	2
Peekville Street	13	D	2
Peekville Street	15	D	2
Peekville Street	17	D	2
Peekville Street	19	D	2
Peekville Street	2-10	D	3
Peekville Street	20	D	3
Peekville Street	22	D	3
Peel Street	21-23	D	3
Peel Street	25-31	D	3
Peel Street	49-51	D	3
Peel Street	53	D	3
Peel Street	55	D	3
Peel Street	57-61	D	3
Peel Street	63	D	3
Peel Street	65-67	C	3
Peel Street	69-71	D	3
Peel Street	85-87	D	3
Peel Street	111	C	3
Peel Street	115	D	3
Peel Street	117	D	3
Peel Street	119	D	3
Peel Street	121	C	3
Peel Street	135	D	2
Peel Street	137	C	2
Peel Street	139	C	2
Peel Street	141	D	2
Peel Street	143-147	B	2
Peel Street	149	D	2
Peel Street	151-153	C	2
Peel Street	155	D	2
Peel Street	157	C	2
Peel Street	159	D	2
Peel Street	191	C	3

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Peel Street	193	C	3
Peel Street	195	D	3
Peel Street	197-199	D	3
Peel Street	241-243	C	3
Peel Street	251-253	D	3
Peel Street	106	D	3
Peel Street	108	D	3
Peel Street	114	D	3
Peel Street	180-186	C	3
Peel Street	Ornamental Tramway Overhead Poles	A	3
Princess Street	1	C	2
Princess Street	3	C	2
Princess Street	5	C	2
Princess Street	7	D	2
Princess Street	9	D	2
Princess Street	11	D	2
Princess Street	4-6	C	2
Provost Street	11-17	D	3
Provost Street	33-37	D	3
Provost Street	49	C	3
Provost Street	36-38	D	3
Provost Street	52	D	3
Provost Street	54-56	D	3
Provost Street	58-60	D	3
Provost Street	62	D	3
Purcell Street	10	D	3
Purcell Street	12	D	3
Queensberry Street	325-327	D	3
Queensberry Street	331	C	3
Queensberry Street	333	D	3
Queensberry Street	335-339	C	3
Queensberry Street	351-359 Alternate address 171-175 Peel Street	C	2
Queensberry Street	361-363	D	2
Queensberry Street	367	C	3
Queensberry Street	399	D	3
Queensberry Street	409	D	3
Queensberry Street	411	D	3
Queensberry Street	415-417	C	3
Queensberry Street	429	D	3
Queensberry Street	439-441	D	3
Queensberry Street	443	B	3
Queensberry Street	451-459	B	1
Queensberry Street	461-471	A	1
Queensberry Street	473-483	B	2
Queensberry Street	485-489	A	1
Queensberry Street	509-511	B	2
Queensberry Street	513—North Melbourne Town Hall	A	2
Queensberry Street	513—Urinal	B	2
Queensberry Street	553	D	3
Queensberry Street	555	D	3

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Queensberry Street	569	B	3
Queensberry Street	591-599	C	3
Queensberry Street	603-615	A	3
Queensberry Street	619-621	D	3
Queensberry Street	629	D	3
Queensberry Street	631	C	3
Queensberry Street	633	D	3
Queensberry Street	645-651	D	3
Queensberry Street	683	B	3
Queensberry Street	384	B	3
Queensberry Street	414	D	3
Queensberry Street	456-458	C	2
Queensberry Street	462	C	2
Queensberry Street	466	D	2
Queensberry Street	468	D	2
Queensberry Street	480-482	B	2
Queensberry Street	492-496	B	3
Queensberry Street	498	D	3
Queensberry Street	502-506	B	3
Queensberry Street	514	C	3
Queensberry Street	518-520	D	3
Queensberry Street	534	D	3
Queensberry Street	536	C	3
Queensberry Street	544-548	C	2
Queensberry Street	550-552	C	2
Queensberry Street	554-556	D	2
Queensberry Street	566-568	C	2
Queensberry Street	570-574	C	2
Queensberry Street	588	D	3
Queensberry Street	590	D	3
Queensberry Street	592	C	3
Queensberry Street	594	D	3
Queensberry Street	596	A	3
Queensberry Street	604-606	D	3
Queensberry Street	608-610	D	3
Queensberry Street	612	C	3
Queensberry Street	634-636	B	3
Queensberry Street	688-690	D	3
Queensberry Street	692	C	3
Queensberry Street	722	D	2
Queensberry Street	724	D	2
Queensberry Street	726	D	2
Queensberry Street	728-730	D	2
Queensberry Street	732-734	D	2
Queensberry Street	736-738	D	2
Raglan Street	12-20	C	3
Racecourse Road	Railway Bridge, Upfield line	C	3
Railway Place	North Melbourne Railway Station	B	3
Railway Place	74	D	2
Railway Place	76	D	2
Railway Place	78	D	2
Railway Place	80	D	2
Railway Place	80A	D	2
Railway Place	82	D	2

Comment [A71]: The listing for 384 Queensberry Street in the previous inventory relates to the former Wesleyan church building which is located at 394-404 Queensberry Street. This has been determined from the 1985 Building Identification Form for this listing. This listing had the incorrect address in the previous inventory.

The heritage category for 394-404 Queensberry Street should be converted through a separate amendment.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Railway Place	84	D	2	
Railway Place	86	D	2	
Railway Place	88	D	2	
Roden Street	159	D	3	
Roden Street	163	D	3	
Roden Street	173	D	2	
Roden Street	177	D	2	
Roden Street	179	D	2	
Roden Street	197-199	C	3	
Roden Street	201	C	3	
Roden Street	203	D	3	
Roden Street	48-50	D	2	
Roden Street	54	D	2	
Roden Street	56	D	2	
Roden Street	58-60	D	2	
Roden Street	62-66	D	2	
Roden Street	68	C	2	
Roden Street	70	C	2	
Roden Street	72	D	2	
Roden Street	74	D	2	
Roden Street	76	D	2	
Roden Street	78	B	2	
Roden Street	80	D	2	
Roden Street	82	C	2	
Roden Street	84	D	2	
Roden Street	86	D	2	
Roden Street	88	D	2	
Roden Street	90	D	2	
Roden Street	92	D	2	
Roden Street	94	D	2	
Roden Street	96	D	2	
Roden Street	130-132	D	3	
Roden Street	148-152	C	3	
Roden Street	154-156	B	3	
Roden Street	160	D	3	
Roden Street	172-184	D	3	
Rosslyn Street	33-35	D	3	
Rosslyn Street	49	C	3	
Rosslyn Street	65-69	D	3	
Rosslyn Street	87-89	D	3	
Rosslyn Street	133	D	3	
Rosslyn Street	Rear 133	C	3	
Rosslyn Street	22-40	D	3	
Rosslyn Street	62-68	C	3	
Rosslyn Street	70-74	C	3	
Rosslyn Street	120	D	3	
Rosslyn Street	122-124	D	3	
Rosslyn Street	302	D	3	
Shiel Street	Street Trees on West Side	-	3	
Shiel Street	2-4	D	2	
Shiel Street	6	D	2	
Shiel Street	8	D	2	
Shiel Street	10	C	2	
Shiel Street	12	D	2	

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Shiel Street	14	C	2
Shiel Street	16	D	2
Shiel Street	18-20	C	2
Shiel Street	22	C	2
Shiel Street	24-26	D	2
Shiel Street	28	C	2
Shiel Street	36	D	2
Shiel Street	46	D	2
Shiel Street	48	D	2
Shiel Street	50	D	2
Shiel Street	54	D	2
Spencer Street	355	A	3
Spencer Street	405	C	3
Spencer Street	437	D	3
Spencer Street	441	D	3
Spencer Street	475	C	3
Spencer Street	491	D	2
Spencer Street	493	D	2
Spencer Street	497	D	2
Spencer Street	499-501	C	2
Spencer Street	505-507	D	2
Spencer Street	509-511	C	2
Spencer Street	519	C	3
Spencer Street	523	D	3
Spencer Street	583	D	2
Spencer Street	589	D	2
Spencer Street	591	D	2
Spencer Street	599-615	D	2
Spencer Street	693	D	3
Spencer Street	695	D	3
Spencer Street	697	D	2
Spencer Street	699	D	2
Spencer Street	701	D	2
Spencer Street	703	C	2
Spencer Street	705-707	B	2
Spencer Street	362-364	D	3
Spencer Street	384	D	2
Spencer Street	386	D	3
Spencer Street	388	D	3
Spencer Street	390	D	3
Spencer Street	420	C	3
Spencer Street	502	D	3
Spencer Street	580	D	2
Spencer Street	582-588	D	2
Spencer Street	590-596	C	2
Spencer Street	598	D	2
Spencer Street	600	D	2
Spencer Street	602	D	2
Spencer Street	604	D	2
Spencer Street	606-608	D	2
Spencer Street	616	C	2
Spencer Street	618	C	2
Spencer Street	620	D	2
Spencer Street	624	D	2

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Spencer Street	626	D	2
Spencer Street	630-632	D	2
Spencer Street	634-636	D	2
Spencer Street	638	C	2
Spencer Street	644-650	D	2
Spencer Street	660	D	3
Stanley Street	61-63	D	3
Stanley Street	65-67	D	3
Stanley Street	95-97	D	3
Stanley Street	99	D	3
Stanley Street	101	D	3
Stanley Street	187	D	3
Stanley Street	191	D	3
Stanley Street	193	C	3
Stanley Street	195-201	D	3
Stanley Street	203	D	3
Stanley Street	207-221	D	3
Stanley Street	8	B	1
Stanley Street	138-140	D	3
Stanley Street	200	D	3
ROW Off Stanley Street	Malt Tower	D	3
ROW Off Stanley Street	Factory	C	3
Stawell Street	29	C	3
Stawell Street	56 (North Melbourne)	C	3
Steel Street	1	D	3
Sutton Street	64-90	B	2
Sutton Street	85-105	C	2
Union Street	9-11	D	3
Union Street	13-15	D	3
Victoria Street	173-181	C	2
Victoria Street	187-189	D	2
Victoria Street	195-197	B	2
Victoria Street	199	D	2
Victoria Street	201-203	D	2
Victoria Street	205	D	2
Victoria Street	207	D	2
Victoria Street	209-211	D	2
Victoria Street	213	D	2
Victoria Street	215	D	2
Victoria Street	217-219	D	2
Victoria Street	221	D	2
Victoria Street	223	D	2
Victoria Street	225-229	D	2
Victoria Street	279-285	B	1
Victoria Street	287-291	D	1
Victoria Street	293-295	B	1
Victoria Street	297-307	B	1
Victoria Street	309	D	1
Victoria Street	311	D	1
Victoria Street	313-315	D	1
Victoria Street	317-319	D	1
Victoria Street	343-347	D	1
Victoria Street	349-353	D	1
Victoria Street	355	D	1

Comment [A72]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Victoria Street	357-359	D	1	
Victoria Street	365	B	1	
Victoria Street	379	D	3	
Victoria Street	381	D	3	
Victoria Street	383	D	3	
Victoria Street	385	D	3	
Victoria Street	389	D	3	
Victoria Street	391-393	D	3	
Victoria Street	417	D	3	
Victoria Street	419	D	3	
Victoria Street	421	D	3	
Victoria Street	423	D	3	
Victoria Street	425	D	3	
Victoria Street	427-429	D	3	
Victoria Street	431	D	3	
Victoria Street	433-435	D	3	
Victoria Street	439	D	3	
Victoria Street	441	D	3	
Victoria Street	443-445	D	3	
Victoria Street	447	D	3	
Victoria Street	457-459	D	3	
Victoria Street	461-463	D	3	
Victoria Street	465	B	3	
Victoria Street	467	D	3	
Victoria Street	469	D	3	
Victoria Street	515	D	3	
Victoria Street	521	D	3	
Victoria Street	232	C	3	
Victoria Street	240-248	C	3	
Victoria Street	250	D	3	
Victoria Street	252-254	D	3	
Victoria Street	260	D	3	
Victoria Street	268-276	D	3	
Victoria Street	300-308	D	3	
Victoria Street	312-314	B	2	
Victoria Street	316	D	2	
Victoria Street	318	D	2	
Victoria Street	324	D	2	
Victoria Street	348-350	D	2	
Victoria Street	354-362	D	3	
Victoria Street	364	C	3	
Victoria Street	366	C	3	
Victoria Street	368-372	D	3	
Victoria Street	374-376	B	3	
Victoria Street	380-386	D	3	
Victoria Street	388	D	3	
Victoria Street	420-422	C	2	
Victoria Street	424-430	D	2	
Victoria Street	434	C	2	
Victoria Street	438	D	2	
Victoria Street	440	D	2	
Victoria Street	442-446	A	2	
Victoria Street	448	D	2	
Victoria Street	450-452	D	2	

North & West Melbourne		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Victoria Street	456	A	2	
Victoria Street	460	D	2	
Victoria Street	464-466	B	3	
Victoria Street	470-472	C	3	
Victoria Street	482	D	3	
Victoria Street	484	D	3	
Victoria Street	486-496	D	3	
Victoria Street	498-500	D	3	
Victoria Street	502-506	D	3	
Victoria Street	552	D	3	
Victoria Street	578	C	3	
Victoria Street	580	D	3	
Victoria Street	582-584	D	3	
Victoria Street	590	D	3	
Victoria Street	594-596	D	3	
Victoria Street	600	D	3	
Victoria Street	662-676	D	3	
Victoria Street	700	A	2	
Villiers Street	9	D	3	
Villiers Street	14-22	D	2	
Villiers Street	24-34	C	2	
Villiers Street	36-38	C	2	
Villiers Street	40-42	C	2	
Villiers Street	48-50	A	3	
Walsh Street	23-25	C	3	
Walsh Street	42	D	3	
Walsh Street	46-48	D	3	
Walsh Street	54-56	B	3	
Walsh Street	62	C	3	
William Street	333	C	3	
William Street	343-349	C	3	
William Street	436	C	3	
William Street	446-450	C	3	
William Street	452-454	D	3	
William Street	456	D	3	
William Street	458	C	3	
William Street	470-476	D	3	
William Street	478	D	3	
Wood Street	8-16	A	2	
Wood Street	22	B	2	
Wood Street	24	D	2	
Wood Street	26-28	C	2	
Wood Street	30	D	2	
Wreckyn Street	11	C	3	
Youngs Lane	1-3	C	3	
Youngs Lane	2	C	3	

Comment [A73]: See 2-4 Errol Street.

Comment [A74]: The listings for 1-3 Youngs Lane and 2 Youngs Lane relate to heritage places which are located at 40A Molesworth Street, 40B Molesworth Street and 26 Youngs Lane. This has been determined from the 1999 Building Identification Forms for these listings. These listings had the incorrect address in the previous inventory.

The heritage category for 40A Molesworth Street, 40B Molesworth Street and 26 Youngs Lane should be converted through a separate amendment.

MELBOURNE PLANNING SCHEME

PARKVILLE

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Bayles Street	29	A	+	
Bayles Street	42	E	+	
Bayles Street	14	C	1	
Bayles Street	16	E	+	
Bayles Street	18	E	+	
Bayles Street	20	E	+	
Bayles Street	22	E	+	
Bayles Street	26	E	+	
Bayles Street	30	E	+	
Bayles Street	32	E	+	
Bayles Street	34	E	+	
Bayles Street	36	E	+	
Bayles Street	38	E	+	
Bayles Street	42	E	+	
Benjamin Street	13	E	+	
Benjamin Street	15	E	+	
Benjamin Street	17	E	+	
Benjamin Street	19	E	+	
Benjamin Street	21	E	+	
Benjamin Street	23	E	+	
Benjamin Street	25	E	+	
Benjamin Street	14	E	+	
Benjamin Street	16	E	+	
Benjamin Street	18	E	+	
Benjamin Street	20	E	+	
Benjamin Street	22	E	+	
Benjamin Street	24	E	+	
Benjamin Street	26	E	+	
Church Street	15	D	2	
Church Street	17	E	2	
Church Street	19	E	2	
Church Street	23	E	2	
Church Street	2	D	2	
Church Street	8	E	2	
Church Street	10	E	2	
Church Street	14	E	2	
Church Street	16	E	2	
Church Street	18	E	2	
Church Street	22	E	2	
Church Street	24	E	2	
Church Street	26	E	2	
Church Street	28	E	2	
Church Street	30	E	2	
Church Street	32	E	2	
Degraves Street	25	E	+	
Degraves Street	33	A	+	
Degraves Street	35	A	+	
Degraves Street	37	A	+	
Degraves Street	12	E	+	
Degraves Street	14	A	+	
Degraves Street	16	E	+	
Degraves Street	18	E	+	
Degraves Street	20	E	+	
Degraves Street	22	E	+	

Comment [A75]: Building category omitted in exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Fitzgibbon Street	11	E	1
Fitzgibbon Street	13	E	1
Fitzgibbon Street	15	E	1
Fitzgibbon Street	17	E	1
Fitzgibbon Street	19	D	1
Fitzgibbon Street	21	E	1
Fitzgibbon Street	23	E	1
Fitzgibbon Street	39-49	E	1
Fitzgibbon Street	51	E	1
Fitzgibbon Street	53	E	1
Fitzgibbon Street	57	E	1
Fitzgibbon Street	59	E	1
Fitzgibbon Street	61	E	1
Fitzgibbon Street	63	E	1
Fitzgibbon Street	65	E	1
Fitzgibbon Street	67	E	1
Fitzgibbon Street	69	A	1
Fitzgibbon Street	14	E	1
Fitzgibbon Street	16	D	1
Fitzgibbon Street	18	E	1
Fitzgibbon Street	22	E	1
Fitzgibbon Street	26	E	1
Fitzgibbon Street	28	E	1
Fitzgibbon Street	46	E	1
Fitzgibbon Street	48	E	1
Fitzgibbon Street	50	E	1
Fitzgibbon Street	52	E	1
Fitzgibbon Street	54	E	1
Fitzgibbon Street	56	E	1
Fitzgibbon Street	58	E	1
Fitzgibbon Street	60	E	1
Fitzgibbon Street	62	E	1
Fitzgibbon Street	64	E	1
Fitzgibbon Street	66	E	1
Fitzgibbon Street	68	E	1
Fitzgibbon Street	70	E	1
Fitzgibbon Street	72	E	1
Fitzgibbon Street	74	E	1
Fitzgibbon Street	86	E	1
Fitzgibbon Street	88	E	1
Fitzgibbon Street	90	E	1
Fitzgibbon Street	92	E	1
Fitzgibbon Street	94	E	1
Flemington Road	70	B	3
Flemington Road	72	D	3
Flemington Road	72A	D	3
Flemington Road	74	E	3
Flemington Road	76	E	3
Flemington Road	78	E	3
Flemington Road	84	E	3
Flemington Road	98-98A	E	3
Flemington Road	120	E	2
Flemington Road	124	D	3
Flemington Road	126	E	3

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Flemington Road	128	D	3	
Gatehouse Street	6	E	+	
Gatehouse Street	8	E	+	
Gatehouse Street	10	E	+	
Gatehouse Street	12	E	+	
Gatehouse Street	14	E	+	
Gatehouse Street	16	E	+	
Gatehouse Street	18	E	+	
Gatehouse Street	22	E	+	
Gatehouse Street	26	E	+	
Gatehouse Street	28	E	+	
Gatehouse Street	30	E	+	
Gatehouse Street	32	E	+	
Gatehouse Street	34	E	+	
Gatehouse Street	50	E	+	
Gatehouse Street	52	E	+	
Gatehouse Street	54	E	+	
Gatehouse Street	58	E	+	
Gatehouse Street	60	E	+	
Gatehouse Street	62	E	+	
Gatehouse Street	64	E	+	
Gatehouse Street	66	E	+	
Gatehouse Street	68	E	+	
Gatehouse Street	70	E	+	
Gatehouse Street	72	E	+	
Gatehouse Street	74	E	+	
Gatehouse Street	76	E	+	
Gatehouse Street	78	E	+	
Gatehouse Street	82	E	+	
Gatehouse Street	84	E	+	
Gatehouse Street	86	E	+	
Gatehouse Street	96	E	+	
Gatehouse Street	98	C	1	
Gatehouse Street	100	D	1	
Gatehouse Street	106	C	1	
Gatehouse Street	108	C	1	
Gatehouse Street	110	C	1	
Gatehouse Street	112	C	1	
Gatehouse Street	114	E	+	
Gatehouse Street	116	E	+	
Gatehouse Street	118	E	+	
Gatehouse Street	120	E	+	
Gatehouse Street	124	E	+	
Gatehouse Street	126	E	+	
Gatehouse Street	128	E	+	
Gatehouse Street	132	E	+	
Gatehouse Street	136	E	+	
Gatehouse Street	140	E	+	
Gatehouse Street	144	E	+	
Gatehouse Street	146	E	+	
Gatehouse Street	148	E	+	
Gatehouse Street	154	E	+	
Gatehouse Street	156	E	+	
Gatehouse Street	158	E	+	

Comment [A76]: For 98-112 Gatehouse Street:

Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Gatehouse Street	160	E	+	
Gatehouse Street	162	D	+	
Gatehouse Street	164	E	+	
Gatehouse Street	168	E	+	
Gatehouse Street	170	E	+	
Gatehouse Street	172	E	+	
Gatehouse Street	174	E	+	
Gatehouse Street	176	E	+	
Gatehouse Street	178	B	+	
Gatehouse Street	180	B	+	
Gatehouse Street	186	E	+	
Gatehouse Street	College Church Hall	E	+	
Grattan Street	132 (Royal Melbourne Hospital)	B	3	
Lennon Street	14	D	3	
Leonard Street	Cnr Royal Pde	A	2	
Manningham Street	Railway Bridge	B	3	
Manningham Street	1	D	3	
Manningham Street	3	D	3	
Manningham Street	25	E	3	
Manningham Street	29	E	3	
Manningham Street	35	E	2	
Manningham Street	39	E	2	
Manningham Street	65	D	3	
Manningham Street	67	D	3	
Manningham Street	69	D	3	
Manningham Street	71	D	3	
Manningham Street	75	D	3	
Manningham Street	77	D	3	
Manningham Street	79	D	3	
Manningham Street	81	D	3	
Manningham Street	121	D	3	
Manningham Street	123	D	3	
Manningham Street	66	D	3	
Manningham Street	68	D	3	
Manningham Street	70	D	3	
Manningham Street	72	D	3	
Manningham Street	74	D	3	
Manningham Street	76	D	3	
Manningham Street	78	D	3	
Morrah Street	15	E	+	
Morrah Street	17	E	+	
Morrah Street	19	D	+	
Morrah Street	21	E	+	
Morrah Street	27	A	+	
Morrah Street	29	A	+	
Morrah Street	31	E	+	
Morrah Street	33	E	+	
Morrah Street	43	E	+	
Morrah Street	45	E	+	
Morrah Street	47	E	+	
Morrah Street	49	E	+	
Morrah Street	51	E	+	
Morrah Street	53	E	+	
Morrah Street	55	E	+	

Comment [A77]: Line retained in inventory under 197-259 Royal Parade.

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Morrah Street	57	E	+
Morrah Street	63	E	+
Morrah Street	65	E	+
Morrah Street	67	E	+
Morrah Street	69	E	+
Morrah Street	71	E	+
Morrah Street	73	E	+
Morrah Street	14	E	+
Morrah Street	16	E	+
Morrah Street	18	E	+
Morrah Street	20	E	+
Morrah Street	26	E	+
Morrah Street	28	E	+
Morrah Street	32	E	+
Morrah Street	34	E	+
Morrah Street	36	E	+
Morrah Street	38	E	+
Morrah Street	42	E	+
Morrah Street	44	B	+
Morrah Street	46	E	+
Morrah Street	48	B	+
Morrah Street	52	E	+
Morrah Street	54	E	+
Morrah Street	58	E	+
Morrah Street	60	E	+
Morrah Street	62	E	+
Morrah Street	66	E	+
Oak Street	Royal Park Psych. Hospital 5 Central Blocks	A	-
Park Drive	17	E	+
Park Drive	11	E	+
Park Drive	13	E	+
Park Drive	15	E	+
Park Drive	17	E	+
Park Drive	19	D	+
Park Drive	23	E	+
Park Drive	25	E	+
Park Drive	27	E	+
Park Drive	29	E	+
Park Drive	31	E	+
Park Drive	33	E	+
Park Drive	35	E	+
Park Drive	39	E	+
Park Drive	41	E	+
Park Drive	43	E	+
Park Drive	45	E	+
Park Drive	47	E	+
Park Drive	51	E	+
Park Drive	53	E	+
Park Drive	55	E	+
Park Drive	57	E	+
Park Drive	67	E	+
Park Drive	69	E	+
Park Drive	71	E	+

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Park Drive	73	E	+
Park Drive	75	E	+
Park Drive	77	E	+
Park Drive	79	E	+
Park Drive	81	A	+
Park Drive	85	E	+
Park Drive	87	E	+
Park Drive	89	E	+
Park Drive	91	E	+
Park Drive	93	E	+
Park Drive	95	E	+
Park Drive	103	E	+
Park Drive	105	E	+
Park Drive	107	E	+
Park Drive	109	E	+
Park Drive	121	E	+
Park Drive	123	E	+
Park Drive	125	E	+
Park Drive	129	E	+
Park Drive	131	E	+
Park Drive	133	E	+
Park Drive	135	E	+
Park Drive	137	E	+
Park Drive	139	E	+
Park Drive	141	E	+
Park Drive	143	E	+
Park Drive	145	B	+
Park Drive	147	B	+
Park Drive	149	B	+
Park Drive	151	E	+
Park Drive	153	E	+
Park Drive	155	E	+
Park Drive	157	E	+
Park Drive	159	A	+
Park Drive	169	E	+
Park Drive	171	E	+
Park Drive	173	B	+
Park Drive	175	B	+
Park Drive	177	E	+
Park Drive	179	E	+
Park Drive	181	E	+
Park Drive	183	E	+
Park Drive	185	B	+
Park Drive	187	B	+
Park Drive	197	E	+
Park Drive	199	E	+
Park Drive	201	E	+
Park Drive	203	E	+
Park Drive	205	E	+
Park Drive	Vet School Fence	A	+
Park Drive	20	E	+
Park Drive	34	E	+
Park Drive	36	E	+
Park Drive	38	E	+

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Park Drive	44	E	+	
Park Drive	48	E	+	
Park Drive	54	E	+	
Park Drive	62	B	+	
Park Drive	64	B	+	
Park Drive	66	E	+	
Park Drive	68	E	+	
Park Drive	70	E	+	
Park Drive	72	E	+	
Park Drive	74	E	+	
Park Drive	76	E	+	
Park Drive	78	E	+	
Park Drive	108	E	+	
Park Drive	110	A	+	
Park Drive	112	A	+	
Park Drive	114	A	+	
Park Drive	122	E	+	
Park Drive	124	E	+	
Park Drive	140	E	+	
Park Drive	142	E	+	
Park Drive	144	E	+	
Park Drive	146	E	+	
Park Drive	148	E	+	
Park Drive	150	E	+	
Park Drive	152	E	+	
Park Drive	154	E	+	
Poplar Road	Mt. Royal Geriatric Hospital	A	3	
Royal Parade	1	E	+	
Royal Parade	3	E	+	
Royal Parade	5	E	+	
Royal Parade	7	E	+	
Royal Parade	15	E	+	
Royal Parade	17	E	+	
Royal Parade	19	E	+	
Royal Parade	21	A	+	
Royal Parade	23	A	+	
Royal Parade	25	E	+	
Royal Parade	27	E	+	
Royal Parade	29	E	+	
Royal Parade	33	A	+	
Royal Parade	43	D	+	
Royal Parade	51	B	+	
Royal Parade	53	B	+	
Royal Parade	55	B	+	
Royal Parade	57	E	+	
Royal Parade	59	E	+	
Royal Parade	61	E	+	
Royal Parade	65	E	+	
Royal Parade	67	E	+	
Royal Parade	69	E	+	
Royal Parade	71	B	+	
Royal Parade	73	B	+	
Royal Parade	75	E	+	
Royal Parade	79	E	+	

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Royal Parade	87	E	+
Royal Parade	89	B	+
Royal Parade	91	E	+
Royal Parade	97	E	+
Royal Parade	99	E	+
Royal Parade	101	E	+
Royal Parade	103	E	+
Royal Parade	105	E	+
Royal Parade	107	B	+
Royal Parade	115	E	+
Royal Parade	117	E	+
Royal Parade	119	E	+
Royal Parade	123 (Church)	E	+
Royal Parade	127	E	+
Royal Parade	139	E	+
Royal Parade	141	C	1
Royal Parade	149 (College Church)	A	+
Royal Parade	155 (Police Station)	A	+
Royal Parade	157	A	1
Royal Parade	159	A	1
Royal Parade	161	A	1
Royal Parade	163	A	1
Royal Parade	165	A	1
Royal Parade	167	A	1
Royal Parade	169	A	1
Royal Parade	171	A	+
Royal Parade	173	A	1
Royal Parade	175	A	1
Royal Parade	197-259; includes:		
Royal Parade	197-203	E	3
Royal Parade	• 217 Royal Parade	B	3
Royal Parade	• Cnr Royal Pde, Leonard Street	A	2
Royal Parade	407	A	3
Royal Parade	499	A	2
Royal Parade	501	A	2
Royal Parade	503	A	2
Royal Parade	505	A	2
Royal Parade	507	A	2
Royal Parade	511	A	2
Royal Parade	543	E	2
Royal Parade	545	E	2
Royal Parade	547	E	2
Royal Parade	549	E	2
Royal Parade	551	A	2
Royal Parade	Substation	E	3
Southgate Street	25	E	3
Southgate Street	Lodge in Park	E	-
Story Street	1	D	+
Story Street	5	A	+
Story Street	24	E	+
Story Street	28	E	+
Story Street	30	E	+
Story Street	32	E	+
Story Street	34	E	+

Comment [A78]: Building category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A79]: For 157-169 and 173-175 Royal Parade:

Listing in the exhibited inventory related to HO321 Parkville Uniting Church, 171 Royal Parade, Parkville which applies to 157-175 Royal Parade. To avoid any confusion about the heritage category of 157-169 and 173-175 Royal Parade, these addresses should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage grading.

Comment [A80]: 197-259 Royal Parade contains three addresses listed in the previous inventory. The contributory grading relates to 197-203 Royal Parade which was previously C graded.

217 Royal Parade and 1-33 Leonard Street are also within this property and were omitted from the exhibited inventory. They should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage grading.

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Story Street	36	C		+
Story Street	38	C		+
Story Street	40	C		+
Story Street	42	C		+
Story Street	44	C		+
Story Street	46	C		+
Story Street	48	C		+
Story Street	50	C		+
Story Street	52	C		+
Story Street	54	C		+
Story Street	58	C		+
Story Street	60	C		+
Story Street	62	C		+
Story Street	64	C		+
Story Street	66	C		+
Story Street	68	C		+
Story Street	70	C		+
Story Street	72	C		+
Story Street	74	C		+
Story Street	78	C		+
Story Street	80	C		+
Story Street	82	C		+
Story Street	84	C		+
Story Street	86	C		+
Story Street	88	C		+
Story Street	90	C		+
Story Street	92	C		+
The Avenue	22	A		2
The Avenue	26	C		2
The Avenue	28	C		2
The Avenue	36	C		2
The Avenue	38	C		2
The Avenue	40	C		2
The Avenue	42	C		2
The Avenue	50	C		2
The Avenue	126 (Treacy College)	B		2
The Avenue	156 (Treacy College)	B		2
The Avenue	160 (Ridley College)	A		2
The Avenue	190 (St Andrews Hall)	B		3
The Avenue	192-198	B		3
The Avenue	262	C		2
The Avenue	272	B		2
The Avenue	274	B		2
The Avenue	276	B		2
The Avenue	278	B		2
The Avenue	294	A		2
The Avenue	296	A		2
The Avenue	298	A		2
The Avenue	300	A		2
The Avenue	302	A		2
The Avenue	304	A		2
The Avenue	306	A		2
The Avenue	308	A		2
The Avenue	310	A		2

Comment [A81]: Listed in the exhibited inventory under the incorrect address due to a clerical error. The heritage category should apply to 160 The Avenue which was previously Ridley College.

160 The Avenue should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Parkville		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
The Avenue	Railway Bridge	C	3
The Avenue	Park Keeper's Lodge	A	3
Wimble Street	13	E	+
Wimble Street	15	E	+
Wimble Street	16	E	+
Wimble Street	18	E	+
Wimble Street	20	E	+
Wimble Street	22	E	+
Wimble Street	24	E	+
Wimble Street	30	E	+
Wimble Street	32	E	+
Wimble Street	34	E	+
Zoological Gardens	Garden Layout & Landscape Elements	B	-
Zoological Gardens	Giraffe House	B	-
Zoological Gardens	Giant Aviary	A	-
Zoological Gardens	Mandrill House	B	-
Zoological Gardens	Octagonal Galah House	B	-
Zoological Gardens	Main Entrance Building & Fence	A	-
Zoological Gardens	Elephant House	A	-

Comment [A82]: Address omitted from exhibited inventory.
Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

MELBOURNE PLANNING SCHEME

SOUTHBANK

Southbank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
City Road	121-141	C	3
City Road	157	D	2
City Road	171-179	C	2
City Road	207	A	3
City Road	235-237	B	3
City Road	269-271	B	3
City Road	272	B	2
City Road	278-282	C	2
City Road	300	C	2
Dodds Street	Victoria Mounted Police Stables	A	2
Haig Street	46-48	C	2
Kavanagh Street	93	C	2
Kavanagh Street	40-46	C	3
St Kilda Road	234	A	2
Sturt Street	23-31	C	2
Sturt Street	43	C	3
Sturt Street	113-115	B	3
Sturt Street	102-118	C	3

SOUTH YARRA

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS		
Street	Number	Building Grading	Streetscape Grading	
Aeland Street	23-25	C	3	
Adams Street	19-23	C	3	
Adams Street	35	D	3	
Adams Street	41	C	3	
Adams Street	28	D	3	
Adams Street	30	C	3	
Adams Street	44	D	3	
Adams Street	48	D	3	
Adams Street	50	D	3	
Airlie Street	23	D	2	
Airlie Street	25	D	2	
Airlie Street	31	C	2	
Airlie Street	37	D	2	
Airlie Street	39	C	2	
Airlie Street	41	C	2	
Airlie Street	51	C	2	
Airlie Street	53	D	2	
Airlie Street	55	D	2	
Airlie Street	24	D	2	
Airlie Street	28	D	2	
Airlie Street	34	D	2	
Airlie Street	36	D	2	
Airlie Street	38	C	2	
Airlie Street	42	C	2	
Airlie Street	44	D	2	
Airlie Street	46	D	2	
Airlie Street	54	D	2	
Airlie Street	56	D	2	
Airlie Street	64	D	2	
Airlie Street	66	D	2	
Alexandra Avenue	1	D	3	
Alexandra Avenue	9-15	C	3	
Alexandra Avenue	23	C	3	
Alexandra Avenue	25	C	3	
Alexandra Avenue	31-33	D	3	
Alexandra Avenue	39	D	3	
Alexandra Avenue	45	D	3	
Alexandra Gardens	Monument, Vic Rowing Association	C	-	
Alexandra Gardens	Dorchester House	E	-	
Alexandra Gardens	Corrugated Iron Outbuildings	D	-	
Alexandra Gardens	Timber Outbuildings	D	-	
Alexandra Gardens	Melbourne University Boat Shed	C	-	
Alexandra Gardens	Yarra Yarra Rowing Club	D	-	
Alexandra Gardens	Melbourne Rowing Club Boat Shed	E	-	
Alexandra Gardens	Judges Box	C	-	
Anderson Street	Morell Bridge	A	-	
Anderson Street	36-38	B	3	
Anderson Street	44	C	2	
Anderson Street	82 Merton Hall	A	2	
Anderson Street	Chapel	A	2	
Anderson Street	Building in MCEGGS	C	-	

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Anderson Street	84-86	C	2
Anderson Street	Rear 86	C	2
Anderson Street	114	C	2
Anderson Street	132	B	3
Anderson Street	134	E	-
Arnold Street	39-41	D	3
Arnold Street	45	A	3
Arnold Street	47	A	3
Arnold Street	49	D	3
Arnold Street	14	E	3
Arnold Street	16	E	3
Arnold Street	18	E	3
Arnold Street	38-48	D	3
Arnold Street	50-52	E	3
Birdwood Avenue	Herbarium	E	+
Birdwood Avenue	La Trobe's Cottage	A	+
Birdwood Avenue	Bronze Monument & Seats	E	+
Bromby Street	1-7, includes:		
	• Myer Music School – MGS, Domain Street	C	3
Bromby Street	3	B	3
Bromby Street	11	D	3
Bromby Street	15	D	3
Bromby Street	33	D	3
Bromby Street	43	B	3
Bromby Street	55-61	E	3
Bromby Street	67	E	3
Clowes Street	17	E	3
Clowes Street	31	D	3
Clowes Street	63	E	3
Clowes Street	4	E	3
Clowes Street	8	E	3
Clowes Street	54	D	3
Clowes Street	72	E	3
Clowes Street	80	E	3
Commercial Road	Alfred Hospital – refer to Punt Road		
Dallas Brooks Drive	Museum of Modern Art	E	+
Dallas Brooks Drive	Stables Timber	A	+
Dallas Brooks Drive	Stables Corrugated Iron	E	+
Day Street	12	E	2
Day Street	18	D	2
Day Street	20	D	2
Domain Road	Melbourne Grammar (refer to St Kilda Rd)		
Domain Road	31	F	1
Domain Road	105	B	+
Domain Road	107	B	+
Domain Road	111-113	B	+
Domain Road	115-117	B	+
Domain Road	119-123	A	2
Domain Road	129	D	2
Domain Road	131	E	2
Domain Road	133	E	2
Domain Road	153-155	D	3

Comment [A83]: 1-7 Bromby Street contains two addresses listed in the previous inventory including the Myer Music School which faces Domain Street. Myer Music School was omitted in the exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A84]: Incorrect building category in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A85]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A86]: Address omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

South Yarrabank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Domain Road	169	D	3
Domain Road	185-189	D	3
Domain Road	203-East	B	2
Domain Road	203-West	C	2
Domain Road	223	D	3
Domain Road	233	C	2
Domain Road	237-239	C	2
Domain Road	241	B	2
Domain Road	249	C	2
Domain Road	255	A	2
Domain Road	216-218	D	3
Domain Road	220	D	3
Domain Road	228	B	3
Domain Road	246	C	2
Domain Road	250-250A	C	2
Domain Road	252	C	2
Domain Road	260	A	2
Domain Road	Substation	A	4
Domain Street	35	D	3
Domain Street	75 (Myer Music School—MGS)	C	3
Domain Street	20	B	2
Domain Street	22	D	2
Domain Street	24	D	2
Domain Street	40	D	2
Domain Street	44	D	2
Domain Street	48-50	D	2
Domain Street	56	D	2
Domain Street	64	D	2
Domain Street	68	D	2
Domain Street	72-74	C	2
Domain Street	78-80	D	2
Domain Street	82	D	2
Domain Street	94	D	2
Domain Street	96	C	2
Domain Street	98	C	2
Domain Street	106	B	1
Domain Street	110	D	1
Domain Street	114	C	1
Domain Street	118	D	1
Domain Street	124	B	1
Domain Street	132	C	1
Domain Street	136	C	1
Domain Street	142	B	1
Domain Street	148	A	1
Fairlie Court	1-3	B	2
Fairlie Court	7	C	2
Fairlie Court	15	D	2
Fairlie Court	8	C	2
Fairlie Court	12	C	2
Fairlie Court	14	C	2
Fairlie Court	16	D	2
Fairlie Court	22A	D	2
Fawkner Park	Kindergarten	C	-
Fawkner Park	Dressing Pavilions	A	-

Comment [A87]: Line retained in inventory under 1-7 Bromby Street.

Comment [A88]: For 106-142 and 148 Domain Street:

Streetscape category omitted in exhibited inventory for 106-142 and 148 Domain Street.

Incorrect building grading for 106, 124, 142 and 148 Domain Street in exhibited inventory.

These addresses should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage grading.

South Yarrabank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Fawkner Park	Gardner's Cottage	C	-
Fawkner Park	Substation	C	1
Government House Reserve	Government House	A	-
Government House Reserve	Green House 3	C	-
Government House Reserve	Potting Shed	C	-
Government House Reserve	Curator's Office	C	-
Government House Reserve	Perimeter Fence & Fence to Kitchen Garden	C	-
Government House Reserve	Garage	C	-
Government House Reserve	Mews	A	-
Government House Reserve	Horse Stable	C	-
Government House Reserve	Cottage	C	-
Government House Reserve	Secretary's Residence	C	-
Government House Reserve	Police Station	A	1
Government House Reserve	Government House Drive Entrance Gates	A	-
High Street	Wesley College (see St Kilda Road)		
Hope Street	19	C	3
Hope Street	21	C	3
Hope Street	49-51	D	3
Hope Street	55	D	3
Hope Street	67-69	D	3
Hope Street	73-75	D	3
Hope Street	79-81	D	3
Hope Street	85	D	3
Hope Street	87	D	3
Hope Street	95	D	3
Hope Street	101-103	D	3
Hope Street	121-127	D	3
Hope Street	16-18	D	2
Hope Street	20	D	2
Hope Street	22	C	2
Hope Street	24	D	2
Hope Street	26	D	2
Hope Street	28	D	2
Hope Street	38	D	2
Hope Street	42	D	2
Hope Street	46	D	2
Hope Street	50	D	2
Hope Street	54	D	2
Hope Street	60	C	2
Hope Street	64	D	2
Hope Street	66-84	C	2
Hope Street	96-98	D	3
Hope Street	112-114	D	3
Leopold Street	21	D	2
Leopold Street	23	D	2
Leopold Street	35	C	2
Leopold Street	37	D	2
Leopold Street	39-41	D	2
Leopold Street	43	D	2
Leopold Street	47	D	2
Leopold Street	49	D	2

Comment [A89]: Omitted from exhibited inventory.

Should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage grading.

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Leopold Street	51	C	2
Leopold Street	53	D	2
Leopold Street	55	C	2
Leopold Street	57	C	2
Leopold Street	61	D	2
Leopold Street	65	D	2
Leopold Street	81-83	D	2
Leopold Street	85	D	2
Leopold Street	87	D	2
Leopold Street	89-91	D	2
Leopold Street	97	C	2
Leopold Street	99-105	D	2
Leopold Street	107	D	2
Leopold Street	109	D	2
Leopold Street	113-115	D	2
Leopold Street	117	D	2
Leopold Street	119	C	2
Leopold Street	121-123	C	2
Leopold Street	129	C	2
Leopold Street	48-50	D	3
Leopold Street	84-102	C	2
Leopold Street	106	D	2
Leopold Street	110	D	2
Little Park Street	28	C	3
Little Park Street	44	D	3
Marne Street	1	B	1
Marne Street	3	C	1
Marne Street	5	D	1
Marne Street	7	D	1
Marne Street	11-21	B	1
Marne Street	27	C	1
Marne Street	31	A	1
Marne Street	35	C	1
Marne Street	41	D	1
Marne Street	55-59	D	1
Marne Street	61	B	1
Marne Street	2	D	1
Marne Street	4	D	1
Marne Street	6	D	1
Marne Street	12	C	1
Marne Street	16	C	1
Marne Street	20	D	1
Marne Street	24	D	1
Marne Street	28	B	1
Marne Street	32-34	C	1
Marne Street	40	C	1
Marne Street	42	C	1
Marne Street	50-56	A	1
Mason Street	Rear 54 Millswyn	D	3
Mason Street	73	D	3
Mason Street	75	D	3
Mason Street	77	D	3
Mason Street	79	D	3
Mason Street	81	D	3

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Mason Street	85 (rear 82 Millswyn)	C	3
Mason Street	20	D	2
Mason Street	24-26	C	2
Mason Street	28-34	D	2
Mason Street	54	D	2
Mason Street	56-82	C	2
Millswyn Street	1	B	1
Millswyn Street	43	D	3
Millswyn Street	47	D	3
Millswyn Street	49	C	3
Millswyn Street	69-71	C	3
Millswyn Street	77-79	D	3
Millswyn Street	81	D	3
Millswyn Street	85	D	3
Millswyn Street	87	D	3
Millswyn Street	111	C	3
Millswyn Street	113	C	3
Millswyn Street	115	D	3
Millswyn Street	117	D	3
Millswyn Street	36	C	2
Millswyn Street	46-54	C	2
Millswyn Street	58	C	2
Millswyn Street	64-68	C	2
Millswyn Street	70	C	2
Millswyn Street	80	C	2
Millswyn Street	82	D	2
Millswyn Street	112-118, includes:		
Millswyn Street	• Maples Store, Millswyn Street	D	-
Millswyn Street	• Maples Shed, Millswyn Street	D	-
Millswyn Street (also known as Rear, 44 St Martins Lane)	• Maples Wall, Millswyn Street (also known as Rear, 44 St Martins Lane)	D	-
Millswyn Street	114	D	3
Millswyn Street	• Unit 4, rear 114, Millswyn Street	D	-
Millswyn Street	116	D	3
Millswyn Street	118	D	3
Millswyn Street	120	C	3
Millswyn Street	128	C	3
Mona Place	1	C	3
Mona Place	11	C	3
Mona Place	15	C	3
Mona Place	2-8	C	3
Mona Place	16	D	3
Mona Place	18	C	3
Mona Place	20	D	3
Moubray Street	Ormond Hall	C	1
Moubray Street	Blind Institute Workshop	C	1
Observatory Reserve	Main Observatory Building	A	-
Observatory Reserve	Astrograph House	A	-
Observatory Reserve	Monash's Telescope House	C	-
Observatory Reserve	Great Melbourne Telescope House	A	-
Observatory Reserve	Toilet	C	-
Observatory Reserve	Obelisk	A	-

Comment [A90]: 112-118 Millswyn Street contains seven addresses listed in the previous inventory. To avoid confusion, the addresses should be listed separately.

The four buildings which do not front Millswyn Street should be retained in the Heritage Places Inventory 2020 Part B with their previous heritage gradings.

Comment [A91]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

South Yarrabank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Observatory Reserve	Astronomer's House	A	1
Observatory Reserve	8" House & Photoheliograph Dome	A	-
Observatory Reserve	Caretaker's Residence	A	1
Observatory Reserve	WBSS	A	-
Observatory Reserve	Magnetic House	A	-
Observatory Reserve	Building at Rear of Astronomer's House	C	-
Park Place	24	D	2
Park Place	34	C	2
Park Place	38	D	2
Park Place	40	D	2
Park Place	42	D	2
Park Place	56-58	D	2
Park Place	Hall (part of Christ Church Grammar)	D	2
Park Street	7-9	B	1
Park Street	11-15	C	1
Park Street	19	C	3
Park Street	21-23	B	3
Park Street	45	C	3
Park Street	49-51	A	1
Park Street	53	A	1
Park Street	55	A	1
Park Street	59-63	B	1
Park Street	65	B	1
Park Street	83	D	3
Park Street	99	C	3
Park Street	109	C	3
Park Street	113	C	3
Park Street	2-4	C	2
Park Street	14	C	2
Park Street	16	C	2
Park Street	18	B	1
Park Street	20	C	1
Park Street	24	B	1
Park Street	32	C	1
Park Street	34	C	1
Park Street	36-40	B	1
Park Street	44	C	1
Park Street	48	C	1
Park Street	50	C	1
Park Street	56	C	1
Park Street	58-60	D	1
Park Street	62	B	2
Park Street	66-68	C	2
Park Street	70	D	2
Park Street	72	D	2
Park Street	74-76	B	2
Park Street	78	D	2
Park Street	84-86	C	2
Park Street	90-92	D	2
Park Street	96	D	2
Park Street	102	C	2

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Park Street	104	C	2
Park Street	106-112	D	2
Pasley Street North	1	D	2
Pasley Street South	21	C	3
Pasley Street West	18	C	2
Pasley Street West	20	B	2
Pasley Street West	28	D	2
Pasley Street West	34	C	2
Pasley Street West	38	B	2
Pasley Street West	44	C	3
Pasley Street West	62	C	3
Pasley Street West	68	C	3
Pasley Street West	86	C	3
Pasley Street West	94	D	3
Punt Road	Wesley College (also refer to St Kilda Road)		
Punt Road	Wesley College Chapel	A	1
Punt Road	Wesley College Junior School	A	1
Punt Road	Freemasons Hall	D	3
Punt Road	Freemasons Homes (Cottages Nos 12 & 13)	A	3
Punt Road	Alfred Hospital	A	1
Punt Road	Nurses Home Pavilion Building 20	C	3
Punt Road	Annexe	C	3
Punt Road	Building 16	C	3
Punt Road	Ward 22	C	-
Punt Road	437	C	3
Punt Road	451	A	2
Punt Road	469-497 (excluding 485)	C	3
Punt Road	485	D	3
Punt Road	511	B	3
Punt Road	527	C	2
Punt Road	533	C	2
Punt Road	535	C	2
Punt Road	539	C	2
Punt Road	543	D	2
Punt Road	551	D	2
Punt Road	561	C	2
Punt Road	579	C	2
Punt Road	South Yarra Primary School	C	2
Punt Road	Presbyterian Church	B	2
Punt Road	Presbyterian Hall	B	2
Punt Road	Presbyterian Manse	A	2
Punt Road	639	C	2
Punt Road	647	D	2
Punt Road	649	C	2
Punt Road	659	C	2
Punt Road	663-681, includes:		
	• Christ Church Vicarage	A	1
Punt Road	Hall (Christ Church Grammar)	C	1
Punt Road	783	D	3
Punt Road	789	C	3
Punt Road	919	D	3

Comment [A92]: Omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A93]: 663-681 Punt Road contains multiple addresses listed in the previous inventory. Christ Church Vicarage was omitted in the exhibited inventory. It should be retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Punt Road	923	E	3
Punt Road	927	D	3
Punt Road	955	E	3
Punt Road	Hoddle Bridge	E	-
Queen Victoria Gardens	Janet Lady Clarke Pavilion	E	-
Queen Victoria Gardens	Edward VII Monument	E	-
Queen Victoria Gardens	Drinking Fountain	E	-
Queen Victoria Gardens	Queen Victoria Statue	A	-
Royal Botanic Gardens	Shelter (1)	E	-
Royal Botanic Gardens	Perimeter Fence	A	-
Royal Botanic Gardens	Entrance Gate A	A	-
Royal Botanic Gardens	House & Outbuildings (Near Gate H)	E	-
Royal Botanic Gardens	Temple of the Winds	A	-
Royal Botanic Gardens	Lychgate (Gate 6)	E	-
Royal Botanic Gardens	Craft Cottage	E	-
Royal Botanic Gardens	Rose Pavilion	E	-
Royal Botanic Gardens	Shelter (17)	E	-
Royal Botanic Gardens	William Tell Pavilion	A	-
Royal Botanic Gardens	Lake View Shelter	A	-
Royal Botanic Gardens	Tecoma Lodge	E	-
Royal Botanic Gardens	Nareeb Gate D	E	-
Royal Botanic Gardens	Lodge (25)	E	-
Royal Botanic Gardens	Lodge (26)	E	-
Royal Botanic Gardens	Entrance Gate F	E	-
Royal Botanic Gardens	Director's Residence	A	-
Royal Botanic Gardens	Weatherboard Outbuildings	E	-
Royal Botanic Gardens	Mechanics Workshop	E	-
Royal Botanic Gardens	Carpenters Workshop	E	-
Royal Botanic Gardens	Labelling Shed	E	-
Royal Botanic Gardens	Staff Locker Room	D	-
Royal Botanic Gardens	Paint Shop	E	-
Royal Botanic Gardens	Store (35)	A	-
Royal Botanic Gardens	Store (36)	E	-
Royal Botanic Gardens	Potting Shed	D	-
Royal Botanic Gardens	Poison Room	E	-
Royal Botanic Gardens	Horse Stable	E	-
Royal Botanic Gardens	Entry Box	E	-
St Kilda Road	MCEGS West Front (9) South Front Extension	A	1
St Kilda Road	Melbourne Grammar Buildings Nos. 6 & 7	A	1
St Kilda Road	Melbourne Grammar Buildings Nos. 3, 5, 8, 11, 13	A	1
St Kilda Road	Melbourne Grammar (14)	A	1
St Kilda Road	Melbourne Grammar Building No. 20	C	1
St Kilda Road	War Memorial Hall	C	1
St Kilda Road	Melbourne Grammar Building No. 10	A	1
St Kilda Road	Melbourne Grammar Building No. 12	A	1
St Kilda Road	Melbourne Grammar 2, 4	A	1
St Kilda Road	Melbourne Grammar 16	C	1
St Kilda Road	MGS Science Building	-	1

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
St Kilda Road	30 Wadhurst, Melbourne Grammar	C	1
St Kilda Road	Melbourne Grammar Buildings Nos. 33, 34	C	1
St Kilda Road	379	A	3
St Kilda Road	391	D, F	3
St Kilda Road	403	D	3
St Kilda Road	405	B	2
St Kilda Road	407A	D	2
St Kilda Road	407B	D	2
St Kilda Road	407D	D	2
St Kilda Road	407E	D	2
St Kilda Road	Rear 421	D	3
St Kilda Road	447-453	C	3
St Kilda Road	473	B	3
St Kilda Road	Tram Shelter Near Commerical Road	B	3
St Kilda Road	549 Fence	C	3
St Kilda Road	557-563	A	1
St Kilda Road	577 (Wesley College)	A	1
St Kilda Road	597	A	1
St Kilda Road	Tram Shelter Near Cnr High Street	C	1
St Leonards Court	9-13	B	3
St Leonards Court	15-17	D	3
St Leonards Court	21	C	3
St Leonards Court	23-25	C	3
St Leonards Court	2	D	3
St Leonards Court	4	D	3
St Leonards Court	12-14	D	3
St Leonards Court	16	D	3
St Leonards Court	20	C	3
St Leonards Court	24	D	3
St Leonards Court	28-30	D	3
St Martins Lane	23	D	3
St Martins Lane	25-27	D	3
St Martins Lane	29	D	3
St Martins Lane	16	D	3
St Martins Lane	18	D	3
St Martins Lane	20	D	3
St Martins Lane	22	D	3
St Martins Lane	34-36	D	3
St Martins Lane	Rear, 44	D	-
The Domain (Kings Domain)	The Shrine & Environs	A	1
The Domain (Kings Domain)	Sculpture — Simpson & Donkey	C	-
The Domain (Kings Domain)	Eternal Flame	C	-
The Domain (Kings Domain)	1939-45 Monument	C	-
The Domain (Kings Domain)	Edith Cavell Monument	C	-
The Domain (Kings Domain)	2 Arbours	C	-
The Domain (Kings Domain)	Sir John Monash Monument	C	-
The Domain (Kings Domain)	Marquis of Lithgow Monument	A	1
The Domain (Kings Domain)	Boer War Monument	A	1
The Domain (Kings Domain)	Field Marshall Blamey Monument	C	-

Comment [A94]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A95]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A96]: Streetscape grading omitted from exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
The Domain (Kings Domain)	Pavilion	C	-
	King George V Monument	C	-
The Domain (Kings Domain)	Myer Music Bowl	A	-
The Righi	23-25	C	3
The Righi	20	D	2
Tivoli Place	11	D	3
Tivoli Place	13	D	3
Toorak Road West	Christ Church	A	1
Toorak Road West	Christ Church Vicarage	A	1
Toorak Road West	Christ Church Lychgate	A	1
Toorak Road West	Christ Church Hall & Grammar School (also refer to Park Place & Punt Road)	C	1 & 2
Toorak Road West	2 (Synagogue)	A	3
Toorak Road West	10	C	3
Toorak Road West	30	A	1
Toorak Road West	32	D	1
Toorak Road West	38	C	1
Toorak Road West	40	C	1
Toorak Road West	42	C	1
Toorak Road West	52-56 (Fawcner Club Hotel)	C	1
Toorak Road West	66	C	1
Toorak Road West	68-74	A	1
Toorak Road West	76-80	C	1
Toorak Road West	82	C	1
Toorak Road West	84	D	1
Toorak Road West	86	C	1
Toorak Road West	88	C	1
Toorak Road West	90	C	1
Toorak Road West	106	C	2
Toorak Road West	112	C	2
Toorak Road West	116	C	2
Toorak Road West	120	A	1
Toorak Road West	128	A	1
Toorak Road West	146	D	3
Toorak Road West	152 (Fence & Hitching Post)	C	3
Toorak Road West	180	C	3
Walsh Street	37 (House)	C	3
Walsh Street	37 (Stable)	A	3
Walsh Street	63-65	B	3
Walsh Street	67	C	3
Walsh Street	83	C	3
Walsh Street	111	C	3
Walsh Street	117	D	3
Walsh Street	185	B	3
Walsh Street	225	C	3
Walsh Street	Pavilion between 279 & 223	D	3
Walsh Street	Adjacent to 281 Walsh Street	D	3
Walsh Street	281	D	3
Walsh Street	285	D	3
Walsh Street	291	D	3
Walsh Street	327	C	2
Walsh Street	42	B	3
Walsh Street	44	C	3

Comment [A97]: Line retained in inventory under 663-681 Punt Road.

Comment [A98]: Omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

Comment [A99]: Streetscape category omitted in exhibited inventory.

Retained in the Heritage Places Inventory 2020 Part B with its previous heritage grading.

South Yarra bank		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Walsh Street	56-66	D	3
Walsh Street	92-96	B	3
Walsh Street	100	B	3
Walsh Street	126	C	3
Walsh Street	160	C	3
Walsh Street	210	C	3
Walsh Street	240	C	3
Walsh Street	242	C	3
Walsh Street	270	C	3
Walsh Street	276	C	3
Walsh Street	280	C	3
Walsh Street	290	B	3
Walsh Street	310	D	3
Walsh Street	322	D	3

END OF DOCUMENT

MELBOURNE PLANNING SCHEME

Note: This is the 3 October policy with the Panel's changes (including corrections dated 14 June) shown in track changes. Where the Panel has deleted or added text without showing this as tracked changes the text is highlighted in grey. Comments are provided in balloons where it is proposed to reject the Panel's changes.

22.045 HERITAGE POLICY PLACES IN THE CAPITAL CITY ZONES

-/-/201-
Proposed
C258
Exhibition

This policy applies to all places within the Heritage Overlay ~~Area~~within the Capital City Zone (CCZ), ~~excluding land within Schedule 5 to the Capital City Zone (City North).~~

22.045-1 Policy Basis

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Melbourne's Municipal Strategic Statement identifies heritage as a defining characteristic of the municipality, ~~and a major part of Melbourne's attraction. Heritage places enhance the city's appeal as a place in which to live, work, invest and visit.~~

~~Heritage places across the municipality, both within and outside the Capital City Zone (CCZ), encompass individual heritage places and heritage precincts. These places are variously of heritage value for their historic, aesthetic, social, spiritual and scientific significance.~~

~~The places include some of metropolitan Melbourne's most significant urban developments. They incorporate dwellings, institutions, industrial, manufacturing and commercial places, road and rail infrastructure, parks, gardens and places of recreation.~~

~~Within the CCZ, heritage places reflect the significance of the cultural, administrative and economic centre of the State. The places are fundamental to the depth of historic character of the CCZ as it developed on, and extended from the Hoddle Grid. Development within the CCZ has, and will continue to be, of a different intensity and result in varied built form outcomes compared for areas outside of the CCZ.~~

Heritage places encompass individual heritage places and heritage precincts.

Within the CCZ heritage places contribute to the significance of Melbourne as the cultural, administrative, educational and economic centre of the State and its importance both nationally and internationally. These places are fundamental to understanding the depth of its historic character as it developed on and extended from the Hoddle Grid. Their conservation enhances the appeal of the CCZ as a place to live, work, invest and visit.

The management of heritage places in the CCZ faces the challenge of the greater intensity of development in the CCZ relative to other parts of the city and the different built form outcomes which result from this.

This policy ~~provides guidance on conserving and enhancing heritage places and~~ is informed by the conservation principles, processes and practices of the Australia ICOMOS Burra Charter. ~~The Burra Charter~~ encourages the conservation, preservation and restoration of heritage places, and facilitates development which enhances the heritage place and is compatible and in keeping with its cultural heritage values. ~~The policy recognises that heritage places are living and working places, and that development should be considered in the context of the heritage policy objectives.~~

Comment [A1]: Reject deletion to be consistent with this paragraph in Clause 22.05.

This policy should be read-applied in conjunction with Statements of Significance as incorporated into this Scheme.

22.045-2 Definitions

-/-/201-
Proposed
C258
Exhibition

Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.
Assessed significance	The assessed significance of an individual heritage place or heritage precinct is identified in the relevant s Statement of s Significance, as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the lane <u>has heritage value</u> is classified as significant) or public park. Partly concealed means that some of the addition or

MELBOURNE PLANNING SCHEME

Term	Definition
	higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) and the <u>in the</u> streetscape.
Conservation	Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaptation and interpretation.
Context	The context of a heritage place can include; its setting (as defined under 'setting'), the immediate landholding, adjoining significant or contributory places, and the surrounding area.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach results from an understanding of the visual context of the place so that the new development integrates <u>requires new development to</u> comfortably and harmoniously <u>integrate</u> with the site and its streetscape <u>the street</u> character.
<u>Contributory heritage place</u>	<u>A contributory heritage place is one that has been identified as having values that contribute to a heritage precinct.</u>
Cultural significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Fabric	Fabric means all the physical material of the heritage place.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form <u>providing for its/their structural support</u> ; and, without retention of an understanding of the <u>its</u> function, of the three dimensional building form.
Front or principal part of a building	The front or principal part of a <u>residential</u> building is generally considered to be the front two rooms in depth, with roof <u>complete with the structure and cladding to the roof</u> ; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front <u>or principal</u> part is generally considered to be one full structural bay <u>in depth complete with the structure and cladding to the roof</u> or generally 8—10 metres in depth, including the roof. For corner sites, the front or principal part of a building includes <u>the side street and rear</u> elevations, where these are of identified heritage value. For sites with more than one <u>street</u> frontage, the front or principal part of a building <u>may relate to each street frontage, can include each frontage,</u> where these are of identified heritage value.
<u>Heritage place</u>	A heritage place has been assessed to have natural or cultural heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.

Comment [A2]: Reject changes to this definition (except replacing 'streetscape' with 'street') to confirm the importance of the heritage context.

Comment [A3]: Reject the Panel's definition and replace it with the exhibited definition for contributory heritage place relocated to the definitions table from Clause 22.05-3.

Comment [A4]: Reject addition of 'residential' given it could be confused with the definition of 'residential building' in Clause 73.03 of the Scheme, which does not include dwellings. The definition of front or principal part for non-residential buildings is specified in the paragraph below.

Comment [A5]: Reject changes to this definition to provide a quantifiable definition for the front or principal part of a non-residential building.

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Term	Definition
Heritage precinct	A heritage precinct is an area which has been identified as having heritage value significance . It is identified as such in the Schedule to the Heritage Overlay, and mapped in the Planning Scheme Heritage Overlay Maps.
Individual heritage place	An individual heritage place is one which has value in its own right. It may be in or surrounded by a precinct and may contribute to the value of the precinct. equivalent to a significant heritage place. It may be graded significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Key attributes	The key attributes or important characteristics of a heritage precinct are identified in the precinct statement of significance, <u>include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.</u>
Lane	Includes reference to public or private lanes, and ROWs. <u>A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.</u>
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Massing	Massing means the arrangement of a building's bulk and its articulation into parts.
<u>Non-contributory property</u>	<u>A non-contributory property is one that does not make a contribution to the cultural significance or historic character of the precinct it is in on the planning scheme map.</u>
Preservation	Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.
Respectful and interpretive	When used in relation to design, respectful and interpretive refers to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which <u>prevailing historic</u> building size and form inform the design <u>are adopted</u> , and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Restoration	Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.
Services and ancillary ies	Services and ancillary ies <u>facilities</u> include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water

Comment [A6]: Reject changes to this definition to confirm that an 'individual heritage place' is equivalent to a 'significant heritage place'. Replace 'graded' with 'categorised'.

Comment [A7]: Reject the Panel's definition and renaming to 'non-contributory property', and replace with the exhibited definition for 'non-contributory place' relocated to the definitions table from Clause 22.05-3.

Comment [A9]: Replace 'facilities' with 'fixtures' to ensure it is consistent with the title of Clause 22.04-17.

MELBOURNE PLANNING SCHEME

Term	Definition
facilities	storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are graded significant or contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well-preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
Use	Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value classified as significant) or public park.

Comment [A8]: Replace 'facilities' with 'fixtures' to ensure it is consistent with the title of Clause 22.04-17.

Comment [A10]: Reject deletion of this definition as streetscapes are referred to in the definition below and the word streetscape is retained in some parts of the policy. Replace 'graded' with 'categorised'.

Comment [A11]: Reject deletion of definition of significant streetscapes as they are to be retained in the Inventory and policy.

Comment [A12]: Reject deletion of this subclause and rename 'Category of heritage places'.

Comment [A13]: Reject deletion of this sentence to direct users to the Inventory to identify property categories and Significant Streetscapes. Also:

- replace 'grading' with 'category'
- add 'is' between the words 'properties' and 'identified' to improve readability
- amend the name of the incorporated document to *Heritage Places Inventory 2020 Part A*
- add 'or another incorporated document to this Scheme' to ensure inventories for specific heritage amendments such as Southbank and Hoddle Grid are referenced.
- change to 'these incorporated documents to improve readability.'

Comment [A14]: Reject replacement of the definitions in Clause 22.05-3 with the Panel's definitions for 'individual heritage place', 'contributory heritage place' and 'non-contributory property' in the table above given recent Council heritage reviews are based on these definitions. Agree to relocate the definition for significant, contributory and non-contributory place to the definitions table.

Comment [A15]: Reject renumbering given previous section 22.05-3 retained

22.05-3 Grading of heritage places

-/-201-
Proposed
C258
Exhibition

~~The grading (significant, contributory or non-contributory) of properties identified in the incorporated document *Heritage Places Inventory 2017*. Significant Streetscapes are also identified in this incorporated document.~~

~~'Significant' heritage place:~~

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

~~'Contributory' heritage place:~~

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

~~'Non-contributory' place:~~

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

22.045-34 Policy Objectives

-/-201-
Proposed
C258
Exhibition

- To conserve and enhance Melbourne's heritage places.
- To retain fabric, which contributes to the significance, character or appearance of heritage places and precincts.
- To recognise and conserve the assessed significance of heritage places ~~and streetscapes, as referenced in this policy or incorporated into this planning scheme as the basis for~~

MELBOURNE PLANNING SCHEME

~~consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or Council documentation.~~

- To ensure new development is respectful of the assessed significance of heritage places.
- To ensure new development is respectful of the character and appearance of heritage places.
- To encourage high quality contextual design for new development, which avoids replication of historic forms and details.
- To encourage innovation and design excellence.
- To encourage retention of the three dimensional fabric and form of a building ~~and to discourage façadism.~~
- To discourage façadism.
- To encourage the creative adaptive reuse of heritage places.
- To ensure new development is consistent with the conservation principles, processes and practices of the Australia ICOMOS Burra Charter.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

Comment [A16]: Reject deletion of this part of the policy objective given significant streetscapes will be retained within the Inventory and policy.

Comment [A17]: Reject addition of this objective given it unduly elevates these terms in the application of the policy.

Comment [A18]: Reject addition of the word 'creative' given it unduly elevates this term in the application of the policy.

22.045-45 Permit Application Requirements

-/-201-
Proposed
C258
Exhibition

The following, where relevant, may be required to be lodged with a permit application.

- Where major ~~or consequential~~ development is proposed to significant heritage places, the ~~responsible authority may require~~ preparation of a Conservation Management Plan (CMP), which is accordance with the Heritage Council of Victoria's 'Conservation Management Plans: Managing Heritage Places A Guide 2010'.
- ~~The responsible authority may require~~ preparation of a Heritage Impact Statement (HIS) which is in accordance with Heritage Victoria's 'Guidelines for preparing Heritage Impact Statements'. In a heritage precinct, the HIS should address impacts on adjoining heritage places ~~significant or contributory buildings~~ and the immediate heritage context, in addition to impacts on the subject place.
- Further information where there is limited information in an existing citation or Council documentation.
- An arboricultural report where ~~Where~~ works ~~are associated with will or may affect~~ significant vegetation (as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance), ~~an arboricultural report should be prepared.~~ The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage precinct.
- For development in heritage precincts, ~~the responsible authority may require~~ sight lines, and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development works.
- A comprehensive explanation as to how the proposed development achieves the policy objectives.

Comment [A19]: Reject renumbering

Comment [A20]: Reject deletion of 'significant' given only significant buildings warrant the submission of a Conservation Management Plan with a permit application.

Comment [A21]: Reject the replacement of 'significant and contributory buildings' or 'buildings' with 'heritage place(s)' throughout the policy. As a 'heritage place' may refer to a whole precinct, the assessment of works may be based on the precinct as a whole potentially weakening policy and creating confusion. Additionally, under Clause 43.01 'heritage places' does not include buildings within a precinct not specified in the schedule to the overlay, therefore the term 'buildings' must be used.

22.045-56 Performance Standards for Assessing Assessment of Planning Applications

-/-201-
Proposed
C258
Exhibition

~~It is policy to assess of planning applications against the objectives and performance standards set out below. Planning applications are to be assessed against the Objectives at Clause 22.04-3 and the policies set out below.~~

Comment [A22]: Reject renumbering

Comment [A23]: Reject and replace with 22.04-4.

22.045-67 Demolition

-/-201-
Proposed
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It is policy that:

Comment [A24]: Reject renumbering

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- The demolition of a building on a non-contributory property place will generally be permitted.
- Full demolition of ~~significant or contributory buildings~~ a heritage place will not generally be permitted.
- ~~Partial demolition~~ Demolition in the case of significant buildings, and of significant elements or the front or principal part of ~~contributory buildings~~ heritage places will not generally be permitted.
- Retention of the three dimensional form is encouraged; facadism is discouraged.
- The creative adaptive reuse of a heritage place is ~~considered~~ encouraged as an alternative to demolition.
- ~~Unless structurally unsound, the~~ The poor structural or aesthetic condition of a ~~significant or contributory building~~ heritage place will not be ~~considered~~ justification for permitting demolition.
- A demolition permit ~~should~~ not be granted until the proposed replacement building or works have been approved.
- ~~The demolition of fences~~ Fences and outbuildings which contribute to the cultural significance of the heritage place ~~are not demolished~~ is discouraged.

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- The assessed significance of the heritage place ~~or building~~.
- The character and appearance of the proposed building or works and their affect on its contribution to the historic, social and architectural values, ~~character and appearance~~ of the heritage place, and the street ~~streetscape~~.
- The significance of the fabric or part of the building heritage place, and the degree to which it contributes to ~~the its~~ three-dimensional form ~~of the building, regardless of whether it is visible~~.
- Whether the demolition or removal of any part of the building heritage place contributes to the long-term conservation of the significant fabric of the building heritage place.
- Whether the demolition ~~is detrimental to~~ will adversely affect the conservation of the heritage place.
- ~~Whether there are any exceptional circumstances~~ The structural integrity of the heritage place.

Where approval is granted for full demolition of a significant building heritage place, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the Responsible Authority.

22.045-78 Alterations

-/-201-
Proposed
C258
Exhibition

It is policy that:

External fabric which contributes to the cultural significance of the heritage place, ~~on any part of a significant building, and on any visible part of a contributory building, should be preserved~~ conserved.

Alterations to non-contributory ~~buildings and fabric property~~ are respectful of, and do not detract from the assessed ~~cultural~~ significance of the heritage precinct.

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.

Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.

Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.

Comment [A25]: Reject changes to this provision given the category 'non-contributory place' is to be retained.

Comment [A26]: Reject

Comment [A27]: Reject this change given partial demolition of significant buildings should not generally be permitted. Additionally, if significant elements are not identified in a statement of significance there is no protection for the rear of a significant building. Reject replacement of significant and contributory buildings with heritage place given the front or principal part of a heritage place could refer to a whole precinct.

Comment [A28]: Reject addition of 'creative' given it unduly elevates this term in the application of the policy. Also reject the replacement of 'encouraged' with 'considered' as adaptive reuse should be encouraged rather than just considered.

Comment [A29]: Reject this change as the structural condition of a building should not be a reason to allow demolition. A range of faults could render a building structurally unsound. Additionally, including building condition as a reason to permit demolition may encourage owners to allow buildings to fall into disrepair.

Comment [A30]: Reject

Comment [A31]: Change to effect to be consistent with Clause 22.05.

Comment [A32]: Reject

Comment [A33]: Reject this change as it is important to specify that fabric which is not visible can make a substantial contribution to significance.

Comment [A34]: Reject

Comment [A35]: Reject this change as the structural condition of a building should not be a reason to permit demolition.

Comment [A36]: Reject deletion of 'significant building' and replacement with 'heritage place' given only significant buildings warrant a recording program.

Comment [A37]: Reject renumbering

Comment [A38]: Reject this change given it provides guidance for which parts of a building may be altered depending on its level of significance.

Comment [A39]: Reject replacement of 'buildings and fabric' with 'property' given the category 'non-contributory place' is to be retained.

MELBOURNE PLANNING SCHEME

Any new awning or verandah is an appropriate contextual design response compatible to the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.

Before deciding on an application to alter the fabric of a significant or contributory building heritage place, the responsible authority will consider, as appropriate:

- The assessed cultural significance of the building and heritage place.
- The degree to which the alterations works would detract from the significance, character and appearance of the building and heritage place.
- Its structural condition.
- The character and appearance of the proposed replacement materials.
- Whether the works alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

~~Removal of paint from originally unpainted masonry or other surfaces is encouraged providing this can be undertaken without damage to the heritage fabric.~~

~~The introduction of awnings and verandahs to ground floor façades and shopfronts may be permitted where:~~

- ~~The works reconstruct an original awning or verandah, based on evidence of the original form, detailing and materials; or~~
- ~~The awning is an appropriate contextual design response, compatibly placed in relation to the building, and can be removed without loss of fabric which contributes to cultural significance.~~

22.045-89 Additions

-1-201-
Proposed
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Exhibition

It is policy that:

~~▪ Additions to heritage places buildings or non-contributory places in a heritage precinct are respectful of and in keeping with:~~

- Are respectful or in keeping with the identified '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, additions are ~~to be~~ respectful of the scale and form of heritage fabric to the lane.

It is policy that:

Additions to significant or contributory buildings heritage places:

- are respectful of the building's character and appearance, scale, materials, style and architectural expression of the heritage place.
- do not visually dominate or visually disrupt the appreciation of the building heritage place as it presents to the street streetscape(s).
- maintain the prominence of the heritage place building by setting back the addition behind the front or principal part of the building heritage place, and from other visible parts and moderating height.
- do not build over or extend into the air space directly above the front or principal part of the significant or contributory building heritage place.
- retain significant roof form within the setback from the building front façade together with any chimneys or similar roof elements of original fabric.
- Not do not obscure views of façades or elevations associated with the front or principal part of the building heritage place.
- be distinguishable from the original fabric of the building heritage place.

The design of additions is to:

Comment [A40]: Reject

Comment [A41]: Reject

Comment [A42]: Reject as these changes will dramatically decrease the effectiveness of the policy. For example an alteration to one building in a precinct (or 'heritage place') with many buildings could have very little impact on the place but a major impact on the building.

Comment [A43]: Reject renumbering

Comment [A44]: Reject

Comment [A45]: Reject replacement of 'buildings' with 'heritage places' and addition of 'or non-contributory places' as buildings covers all places in a precinct. Also reject this change to ensure the remaining dot points are prefaced with 'are respectful of and in keeping with'.

Comment [A46]: Reject the addition of 'Are respectful or in keeping with the' as this wording is retained above.

Comment [A47]: These grey policy requirements were omitted from the Panel's preferred policies. It is assumed this was accidental given they were not shown as deleted within track changes nor is their deletion discussed in the Panel report. These policy requirements must be retained to guide additions to non-contributory properties. They should also be retained to ensure that these characteristics are considered where the statement of significance does not adequately identify all key attributes.

Comment [A48]: 'are respectful of' must be deleted given 'are respectful of and in keeping with' is retained above.

Comment [A49]: Reject

Comment [A50]: Reject

Comment [A51]: Reject

Comment [A52]: Reject

Comment [A53]: Reject

Comment [A54]: Reject

Comment [A55]: This grey part of the policy requirement was omitted from the Panel's preferred policies. It is assumed this was accidental given it was not shown as deleted within track changes and its deletion is not discussed in the Panel report. This part of the policy requirement must be retained to require additions to be set back behind other visible parts of the building and height is moderated.

Comment [A56]: Reject

Comment [A57]: Reject this change to policy to ensure significant roof forms are retained within the setback from all facades.

Comment [A58]: Reject

Comment [A59]: Reject

MELBOURNE PLANNING SCHEME

- 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.

22.045-940 New Buildings

-/-201-
Proposed
C258
Exhibition

It is policy that: ~~new buildings are respectful of and do not detract from the assessed cultural significance of the heritage place.~~

New buildings are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and:

- ~~Are to be 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; and orientation and fencing.~~
 - ~~Prevailing streetscape height and scale.~~
- Do not obscure views from the street(s) and public parks of the front or principal part of adjoining heritage places ~~significant or contributory places or buildings.~~
- Do not visually dominate or visually disrupt the appreciation of the heritage place ~~by:~~
- ~~m~~Maintaining a façade height which is consistent with that of adjoining significant or contributory buildings ~~heritage places~~, whichever is the lesser, ~~and~~
- ~~s~~Setting back higher ~~rear~~ building components so as not to dominate or reduce the prominence of an adjoining heritage place.
- Do not adopt a façade height which is significantly lower than prevailing heights in the streetscape.
- 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 streetscape. ~~For land within the CCZ, new buildings should be positioned in line with the prevailing building line in the streetscape.~~
- 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 the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.~~

The design of new buildings are to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.

22.054-104 Restoration and Reconstruction

-/-201-
Proposed
C258
Exhibition

It is policy to encourage the restoration and / or reconstruction of a heritage place.

~~Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.~~

Restoration or reconstruction of a building ~~and works~~ is to be based on evidence of what a building originally looked like, ~~and~~ It may be assisted by reference to elements of nearby identical buildings, include other parts of the building or early photographs and plans.

22.045-112 Subdivision

-/-201-
Proposed
C258
Exhibition

It is policy that:

Comment [A60]: Reject renumbering

Comment [A61]: Reject the deletion of these three dot points as some precinct statements of significance do not provide adequate guidance on these attributes.

Comment [A62]: Reject

Comment [A63]: Reject

Comment [A64]: Reject addition of 'heritage place' and replace with 'significant or contributory place or building'.

Comment [A65]: Reject

Comment [A66]: Reject

Comment [A67]: This grey part of the policy requirement was omitted from Panel's preferred policies. It is assumed that this was accidental given it was not shown as deleted within track changes and its deletion was not discussed in the Panel report. This policy requirement must be retained to ensure new buildings are positioned in line with the prevailing building line in the streetscape within the CCZ. Given Clause 22.05 and 22.04 are now separate the first part of the sentence can be deleted.

Comment [A68]: Reject

Comment [A69]: Reject deletion of this policy requirement however broaden requirement such that it applies to all Aboriginal cultural heritage ie. 'Do not impact adversely on Aboriginal cultural heritage values' to address Panel's concerns about separate legislation applying to archaeological relics.

Comment [A70]: Reject renumbering

Comment [A71]: Reject deletion of this policy requirement given it provides guidance on reconstruction and restoration based on level of significance, and specifies that any works should not preclude a reconstructive or restoration process at a future date.

Comment [A72]: This grey part of the policy requirement was omitted from the Panel's preferred policies. It is assumed this was accidental given it was not shown as deleted within track changes and there is no discussion about its deletion within the Panel report. It should be retained to ensure other parts of the building also inform restoration and reconstruction. 'Include' will be deleted to ensure the sentence is grammatically correct.

Comment [A73]: Reject renumbering

MELBOURNE PLANNING SCHEME

~~Subdivision of a heritage place:~~

- Reflect the pattern of development in the streetscape or precinct, whichever is most relevant to the place.
- ~~Ensure that~~ Maintain appropriate setting-s and contexts for ~~significant and contributory~~ heritage buildings and places ~~are maintained~~ including the retention ~~or of~~ any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Not provide for future development which will visually disrupt the setting and impact on the presentation of the ~~significant or contributory building~~ heritage place.
- Provide for three dimensional building envelopes for future built form to each lot proposed.

Comment [A74]: Reject

Comment [A75]: Reject

~~Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.~~

Comment [A76]: Reject deletion of this policy requirement as discouraging the subdivision of air space above heritage buildings will assist to prevent extension into the air space directly above the front or principal part of a significant or contributory building as required under additions.

22.04-12 Relocation

It is policy that:

- A building be retained in-situ unless it can be shown that the place has a history of relocation and / or is designed for relocation.
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.

Comment [A77]: Reject given new sub-clause must be 22.04-13.

Comment [A78]: Reject numbering

Comment [A79]: Reject deletion of the policy requirement to specifically discourage car parking, garages and carports, and vehicle crossovers, particularly given there are no other policy requirements to discourage crossovers.

22.04-13 Vehicle Accommodation and Access

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~The introduction of on site car parking, garages and carports, and vehicle crossovers is discouraged and should only be permitted where the following performance standards can be met:~~

- ~~The~~ Car parking is located to the rear of the property, ~~and where~~ this is an established streetscape characteristic.
- ~~For a significant or contributory building, the~~ Any new garage or carport is placed behind the principal or front part of the ~~building heritage place~~ (excluding including verandahs, porches, bay windows or similar projecting features), and ~~it~~:
 - ~~it~~ will be visually recessive;
 - ~~it~~ will not conceal an original contributory element of the ~~building heritage place~~ (other than a plain side wall); and
 - ~~the form, details and materials are will be~~ respectful of ~~the building~~, but ~~do~~ not replicate details of the ~~building heritage place~~.
- ~~Where an established characteristic of the street or precinct~~ 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 ~~heritage place significant or contributory building, or impact on the streetscape character~~.

Comment [A80]: Reject

Comment [A81]: Reject replacement of 'excluding' with 'including' as garages and carports should be set back behind the principal or front part of the building excluding verandahs, porches etc. as these elements have a lighter presence compared to the front wall of the building.

Comment [A82]: Reject addition of 'it' to ensure third dot point is grammatically correct.

Comment [A83]: Reject

Comment [A84]: Reject

Comment [A85]: Reject

Comment [A86]: Reject deletion of reference to form, details and materials to provide guidance on what elements will be required to be respectful.

Comment [A87]: Reject

22.04-14 Fences and Gates

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~new or replacement fences or gates to the front or principal part of a significant or contributory building may be permitted where:~~

- ~~the works where~~ replacement fences or gates to the front or principal part of a heritage place reconstruct an original fence or gate, ~~this is~~ based on evidence of the original form, detailing and materials; or
- ~~the~~ new fence or gate is an appropriate contextual design response, ~~where~~ and the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established streetscape characteristics ~~and~~.

Comment [A88]: Reject the addition of 'where an established characteristic of the street or precinct' to ensure this policy requirement can be easily understood. This requirement can be varied if there is an established characteristic for basement ramps in the street.

Comment [A89]: Reject. Also reject deletion of 'or impact on the streetscape character' as the broader impact of ramps or sub-basement car parking should be considered.

Comment [A90]: Reject numbering

Comment [A91]: Reject deletion of 'the' to ensure it is grammatically correct.

MELBOURNE PLANNING SCHEME

~~New fences and gates should also:~~

- ~~it does~~ not conceal views of the ~~building~~ heritage place; and
- ~~be~~ a maximum height of ~~1.2 to~~ 1.5 metres; and
- ~~be~~ more than 50% transparent.

Comment [A92]: Reject deletion of 'building'. Agree to add 'or heritage place' given fences and gates should not conceal views of other features of a heritage place such as front gardens.

22.04-15 Trees

Comment [A93]: Reject numbering

It is policy that:

Trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) be retained wherever possible.

~~It is policy that b~~ Buildings and works respect trees with assessed cultural significance (noted in the schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.

New buildings and works ~~should also~~ comply with the Australian Standard AD 4970-2009 Protection of trees on development sites for vegetation of assessed significance.

22.04-16 Services and Ancillaries Ancillary Fixtures

Comment [A94]: Reject numbering

-/-201-
Proposed
C258
Exhibition

It is policy that:

- The installation of services and ~~ancillaries~~ 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 a heritage place~~ where it can be demonstrated ~~there is no feasible alternative and~~ the services and ~~ancillaries~~ ancillary fixtures will not detract from the character and appearance of the ~~building or~~ heritage place.
- Items affixed to roofs, such as solar panels, ~~should~~ align with the profile of the roof.
- Services and ~~ancillaries should~~ ancillary fixtures ~~be are~~ installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ~~ancillaries~~ ancillary fixtures ~~should be are~~ concealed, integrated or incorporated into the design of the building.

Comment [A95]: Reject

Comment [A96]: Reject deletion of this text. Its inclusion prompts the consideration of allowing environmentally sustainable features such as solar panels where there are no feasible alternatives.

Comment [A97]: Reject

22.04-17 Street Fabric and Infrastructure

Comment [A98]: Reject numbering

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~Street~~ furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, is designed and sited to avoid:

- impacts on views ~~to significant or contributory places and contributory elements to heritage places;~~ and
- physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, ~~lanes~~ and ~~historic~~ street tree plantings.

Comment [A99]: Reject

For existing ~~significant and contributory~~ historic street/~~lane~~ fabric and infrastructure, ~~it is policy that:~~ restoration, reconstruction and maintenance ~~should~~ be carried out in a way that retains ~~the~~ original fabric, form and appearance.

22.04-18 Signage

Comment [A100]: Reject numbering

-/-201-
Proposed
C258
Exhibition

It is policy that: new signage associated with heritage places meet the following standards:

~~Minimise visual clutter.~~

~~Not conceal architectural features or details which contribute to the significance of the heritage place.~~

~~Not damage the fabric of the heritage place.~~

~~Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.~~

MELBOURNE PLANNING SCHEME

~~Be readily removable.~~

~~Address all relevant performance standards of Clause 22.07 – Advertising Signage~~

~~Advertising signs may be placed in locations where they were traditionally placed.~~

~~The historical use of signage may be justification for new or replacement signage.~~

Existing signage that is deemed to have heritage value ~~should~~ be retained, and not altered or obscured, ~~including historic painted signage.~~

New signage associated with heritage places:

- Minimise visual clutter
- Not conceal architectural features or details which contribute to the significance of the heritage place.
- Not damage the fabric of the heritage place.
- Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Be placed in locations where they were traditionally placed.
- Be readily removable.
- Address all relevant performance standards of Clause 22.07 – Advertising Signage

Comment [A101]: Reject deletion of this part of the policy requirement given the importance of historic painted signage.

22.054-19 Reference Documents

Comment [A102]: Reject numbering

-/-/201-
Proposed
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Exhibition

Central Activities District Conservation Study 1985

~~South Melbourne Conservation Study 1985~~

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

City North Heritage Review, RBA Architects 2013

~~East Melbourne & Jolimont Conservation Study 1985~~

~~Parkville Conservation Study 1985~~

~~North & West Melbourne Conservation Study 1985, & 1994~~

~~Flemington & Kensington Conservation Study 1985~~

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985

~~South Yarra Conservation Study 1985~~

~~South Melbourne Conservation Study 1985 & 1998~~

Harbour, Railway, Industrial Conservation Study 1985

~~Kensington Heritage Review, Graeme Butler 2013~~

~~Review of Heritage Buildings in Kensington: Percy Street Area, Graeme Butler 2013~~

~~Arden Macaulay Heritage Review, Graeme Butler 2012~~

~~West Melbourne Heritage Review 2016~~

Comment [A103]: Reject deletion of this reference document as the study area includes land zoned CCZ.

Comment [A104]: Reject deletion of this reference document as the study area includes land zoned CCZ.

Comment [A105]: Reject deletion of this reference document as the study area includes land zoned CCZ.

MELBOURNE PLANNING SCHEME

Note: This is the 3 October policy with the Panel's changes (including corrections dated 14 June) shown in track changes. Where the Panel has deleted or added text without showing this as tracked changes the text is highlighted in grey. Comments are provided in balloons where it is proposed to reject the Panel's changes.

22.05

--/201-
Proposed
C258
Exhibition

HERITAGE POLICY PLACES OUTSIDE THE CAPITAL CITY ZONE

This policy applies to all places within the Heritage Overlay Area outside the Capital City Zone (CCZ) and the Docklands Zone.

Comment [A1]: Delete 'Area' to be consistent with 22.04.

22.05-1

--/201-
Proposed
C258
Exhibition

Policy Basis

Melbourne's Municipal Strategic Statement identifies heritage as a defining characteristic of the municipality, ~~and a major part of Melbourne's attraction. Heritage places enhance the city's appeal as a place in which to live, work, invest and visit.~~

Heritage places across the municipality, ~~both within and outside the Capital City Zone (CCZ)~~, encompass individual heritage places and heritage precincts. These places are variously of heritage value for their historic, aesthetic, social, spiritual and scientific significance. They include residential and non-residential places, public parks and gardens, trees and infrastructure.

~~The places include some of metropolitan Melbourne's most significant urban developments. They incorporate dwellings, institutions, industrial, manufacturing and commercial places, road and rail infrastructure, parks, gardens and places of recreation.~~

~~Within the CCZ, heritage places reflect the significance of the cultural, administrative and economic centre of the State. The places are fundamental to the depth of historic character of the CCZ as it developed on, and extended from the Hoddle Grid. Development within the CCZ has, and will continue to be, of a different intensity and result in varied built form outcomes compared for areas outside of the CCZ.~~

This policy provides guidance on conserving and enhancing heritage places and is informed by the conservation principles, processes and practices of the Australia ICOMOS Burra Charter. ~~#The Burra Charter~~ encourages the conservation, preservation and restoration of heritage places, and facilitates development which enhances the heritage place and ~~is~~ compatible and in keeping with its cultural ~~heritage values. The policy recognises that heritage places are living and working places; and that development should be considered in the context of the heritage policy objectives.~~

This policy should be read applied in conjunction with Statements of Significance as incorporated into this Scheme.

22.05-2

--/201-
Proposed
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Definitions

Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.
Assessed significance	The assessed significance of an individual heritage place or heritage precinct is identified in the relevant s Statement of s Significance, as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the lane <u>has heritage value</u> is classified as significant) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) and in the streetscape.
Conservation	Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaptation and interpretation.

MELBOURNE PLANNING SCHEME

Term	Definition
Context	The context of a heritage place can include; its setting (as defined under 'setting'), the immediate landholding, adjoining significant or contributory places, and the surrounding area.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach results in an understanding of the visual context of the place so that the requires new development to integrate comfortably and harmoniously integrate with the site and its streetscape character the street character.
<u>Contributory Heritage Place</u>	<u>A contributory heritage place is one that has been identified as having values that contribute to a heritage precinct</u>
Cultural significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Fabric	Fabric means all the physical material of the heritage place.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form <u>providing for its/their structural support and understanding of its function.</u> and, without retention of an understanding of the function of the three dimensional building form.
Front or principal part of a building	The front or principal part of a <u>residential</u> building is generally considered to be the front two rooms in depth, with roof; <u>complete with the structure and cladding to the roof;</u> or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front <u>or principal</u> part is generally considered to be one full structural bay <u>in depth complete with the structure and cladding to the roof.</u> or generally 8—10 metres in depth, including the roof. For corner sites, the front or principal part of a building includes <u>the side street and rear elevations.</u> where these are of identified heritage value. For sites with more than one <u>street</u> frontage, the front or principal part of a building can <u>may relate to each street frontage.</u> include each frontage, where these are of identified heritage value.
Heritage place	A heritage place has been assessed to have natural or cultural heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.
Heritage precinct	A heritage precinct is an area which has been identified as having heritage <u>value</u> significance . It is identified as such in the Schedule to the Heritage Overlay; and mapped in the Planning Scheme Heritage Overlay Maps.
Individual heritage place	An individual heritage place <u>is one which has value in its own right. It may be in or surrounded by a precinct and may contribute to the value of the precinct.</u> equivalent to a significant heritage

Comment [A2]: Reject changes to this definition (except replacing 'streetscape' with 'street') to confirm the importance of the heritage context.

Comment [A3]: Reject the Panel's definition and replace it with the exhibited definition for contributory heritage place relocated to the definitions table from Clause 22.05-3.

Comment [A4]: Reject addition of 'residential' given it could be confused with the definition of 'residential building' in Clause 73.03 of the Scheme, which does not include dwellings. The definition of front or principal part for non-residential buildings is specified in the paragraph below.

Comment [A5]: Reject changes to this definition to provide a quantifiable definition for the front or principal part of a non-residential building.

MELBOURNE PLANNING SCHEME

Term	Definition
	place. It may be graded significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Key attributes	The key attributes or important characteristics of a heritage precinct are identified in the precinct statement of significance, <u>may include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.</u>
Lane	Includes reference to public or private lanes, and ROWs. A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Massing	Massing means the arrangement of a building's bulk and its articulation into parts.
<u>Non-contributory property</u>	<u>A non-contributory property is one that does not make a contribution to the cultural significance or historic character of the precinct it is in on the planning scheme map.</u>
Preservation	Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.
Respectful and interpretive	When used in relation to design, respectful and interpretive refers to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which <u>prevailing historic building size and form inform the design are adopted</u> , and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Restoration	Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.
Services and ancillary ies <u>facilities</u>	Services and ancillary <u>facilities</u> include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are graded significant or

Comment [A6]: Reject changes to this definition to confirm that an 'individual heritage place' is equivalent to a 'significant heritage place'. Replace 'graded' with 'categorised'.

Comment [A7]: Reject the Panel's definition and renaming to 'non-contributory property', and replace with the exhibited definition for 'non-contributory place' relocated to the definitions table from Clause 22.05-3.

Comment [A9]: Replace 'facilities' with 'fixtures' to ensure it is consistent with the title of Clause 22.05-17.

Comment [A8]: Replace 'facilities' with 'fixtures' to ensure it is consistent with the title of Clause 22.05-17.

MELBOURNE PLANNING SCHEME

Term	Definition
	contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
<u>Use</u>	<u>Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.</u>
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is classified as significant) or public park.

Comment [A10]: Reject deletion of this definition as streetscapes are referred to in the definition below and the word streetscape is retained in some parts of the policy. Replace 'graded' with 'categorised'.

Comment [A11]: Reject deletion of definition of significant streetscapes as they are to be retained in Inventory and policy.

22.05-3 Grading of heritage places

~~1201-Proposed C258 Exhibition~~

~~The grading (significant, contributory or non-contributory) of properties identified in the incorporated document *Heritage Places Inventory 2017*. Significant Streetscapes are also identified in this incorporated document.~~

~~'Significant' heritage place:~~

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

~~'Contributory' heritage place:~~

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

~~'Non-contributory' place:~~

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

Comment [A12]: Reject deletion of this subclause and rename 'Category of heritage places'.

Comment [A13]: Reject deletion of this sentence to direct users to the Inventory to identify property categories and Significant Streetscapes. Also:

- replace 'grading' with 'category'
- add 'is' between the words 'properties' and 'identified' to improve readability
- amend the name of the incorporated document to *Heritage Places Inventory 2020 Part A*
- add 'or another incorporated document to this Scheme' to ensure inventories for specific heritage amendments such as Southbank and Hoddle Grid are referenced.
- change to 'these incorporated documents' to improve readability.

22.05-34 Policy Objectives

~~1201-Proposed C258 Exhibition~~

- To conserve and enhance Melbourne's heritage places.
- To retain fabric, which contributes to the significance, character or appearance of heritage places and precincts.
- To recognise and conserve the assessed significance of heritage places ~~and streetscapes, as referenced in this policy or incorporated into this planning scheme as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or Council documentation.~~
- To ensure new development is respectful of the assessed significance of heritage places.
- To ensure new development is respectful of the character and appearance of heritage places.
- To encourage high quality contextual design for new development, which avoids replication of historic forms and details.

Comment [A14]: Reject replacement of the definitions in Clause 22.05-3 with the Panel's definitions for 'individual heritage place', 'contributory heritage place' and 'non-contributory property' in the table above given recent Council heritage reviews are based on these definitions. Agree to relocate the definition for significant, contributory and non-contributory place to the definitions table.

Comment [A15]: Reject renumbering given previous section 22.05-3 retained

Comment [A16]: Reject deletion of this part of the policy objective given significant streetscapes will be retained within the Inventory and policy.

MELBOURNE PLANNING SCHEME

- To encourage innovation and design excellence.
- To encourage retention of the three dimensional fabric and form of a building ~~and to discourage facadism.~~
- To discourage facadism.
- To encourage the creative adaptive reuse of heritage places.
- To ensure new development is consistent with the conservation principles, processes and practices of the Australia ICOMOS Burra Charter.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

Comment [A17]: Reject addition of this objective given it unduly elevates these terms in the application of the policy.

Comment [A18]: Reject addition of the word 'creative' given it unduly elevates this term in the application of the policy.

22.05-45 Permit Application Requirements

-/-201-
Proposed
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Exhibition

The following, where relevant, may be required to be lodged with a permit application.

- Where major ~~or consequential~~ development is proposed to significant heritage places, the ~~responsible authority may require~~ preparation of a Conservation Management Plan (CMP), which is accordance with the Heritage Council of Victoria's 'Conservation Management Plans: Managing Heritage Places A Guide 2010'.
- The ~~responsible authority may require~~ preparation of a Heritage Impact Statement (HIS) which is in accordance with Heritage Victoria's 'Guidelines for preparing Heritage Impact Statements'. In a heritage precinct, the HIS should address impacts on adjoining heritage places significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- Further information where there is limited information in an existing citation or Council documentation.
- An arboricultural report where ~~Where~~ works ~~are associated with will or may affect~~ significant vegetation (as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance), ~~an arboricultural report should be prepared.~~ The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage precinct.
- For development in heritage precincts, ~~the responsible authority may require~~ sight lines, and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development works.
- A comprehensive explanation as to how the proposed development achieves the policy objectives.

Comment [A19]: Reject renumbering

Comment [A20]: Reject deletion of 'significant' given only significant buildings warrant the submission of a Conservation Management Plan with a permit application.

Comment [A21]: Reject the replacement of 'significant and contributory buildings' or 'buildings' with 'heritage place(s)' throughout the policy. As a 'heritage place' may refer to a whole precinct, the assessment of works may be based on the precinct as a whole potentially weakening policy and creating confusion. Additionally, under Clause 43.01 'heritage places' does not include buildings within a precinct not specified in the schedule to the overlay, therefore the term 'buildings' must be used.

22.05-56 Performance Standards for Assessing Assessment of Planning Applications

-/-201-
Proposed
C258
Exhibition

~~It is policy to assess of planning applications against the objectives and performance standards set out below. Planning applications are to be assessed against the Objectives at Clause 22.05-3 and the policies set out below.~~

Comment [A22]: Reject renumbering

Comment [A23]: Reject and replace with 22.05-4.

Comment [A24]: Reject renumbering

22.05-67 Demolition

-/-201-
Proposed
C258
Exhibition

It is policy that:

- The demolition of a building on a non-contributory property place will generally be permitted.
- Full demolition of significant or contributory buildings a heritage place will not generally be permitted.
- ~~Partial demolition Demolition in the case of significant buildings, and~~ of significant elements or the front or principal part of contributory buildings heritage places will not generally be permitted.

Comment [A25]: Reject changes to this provision given the category 'non-contributory place' is to be retained.

Comment [A26]: Reject

Comment [A27]: Reject this change given partial demolition of significant buildings should not generally be permitted. Additionally, if significant elements are not identified in a statement of significance there is no protection for the rear of a significant building. Reject replacement of significant and contributory buildings with heritage place given the front or principal part of a heritage place could refer to a whole precinct.

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- Retention of the three dimensional form is encouraged; facadism is discouraged.
- The creative adaptive reuse of a heritage place is considered~~encouraged~~ as an alternative to demolition.
- Unless structurally unsound, the~~The poor structural or aesthetic~~ condition of a significant or contributory building~~heritage place~~ will not be considered~~justification~~ for permitting demolition.
- A demolition permit ~~should~~ not be granted until the proposed replacement building or works have been approved.
- ~~The demolition of fences~~Fences and outbuildings which contribute to the cultural significance of the heritage place are not demolished~~is discouraged~~.

Comment [A28]: Reject addition of 'creative' given it unduly elevates this term in the application of the policy. Also reject the replacement of 'encouraged' with 'considered' as adaptive reuse should be encouraged rather than just considered.

Comment [A29]: Reject this change as the structural condition of a building should not be a reason to allow demolition. A range of faults could render a building structurally unsound. Additionally, including building condition as a reason to permit demolition may encourage owners to allow buildings to fall into disrepair.

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on its contribution to the historic, social and architectural values, ~~character and appearance~~ of the heritage place, and the street~~streetscape~~.
- The significance of the fabric or part of the building~~heritage place~~, and the degree to which it contributes to ~~the its~~ three-dimensional form ~~of the building, regardless of whether it is visible~~.
- Whether the demolition or removal of any part of the building heritage place contributes to the long-term conservation of the significant fabric of the building~~heritage place~~.
- Whether the demolition ~~is detrimental to~~will adversely affect the conservation of the heritage place.
- ~~Whether there are any exceptional circumstances.~~The structural integrity of the heritage place.

Comment [A30]: Reject

Comment [A31]: Reject

Comment [A32]: Reject this change as it is important to specify that fabric which is not visible can make a substantial contribution to significance.

Comment [A33]: Reject

Where approval is granted for full demolition of a significant building~~heritage place~~, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the Responsible Authority.

Comment [A34]: Reject this change as the structural condition of a building should not be a reason to permit demolition.

Comment [A35]: Reject deletion of 'significant building' and replacement with 'heritage place' given only significant buildings warrant a recording program.

22.05-78 Alterations

-/-201-
Proposed
C258
Exhibition

It is policy that:

External fabric which contributes to the cultural significance of the heritage place, ~~on any part of a significant building, and on any visible part of a contributory building, should be preserved~~conserved.

Comment [A37]: Reject this change given it provides guidance for which parts of a building may be altered depending on its level of significance.

Alterations to a non-contributory buildings and fabric~~property~~ are respectful of, and do not detract from the assessed ~~cultural~~ significance of the heritage precinct.

Comment [A38]: Reject replacement of 'buildings and fabric' with 'property' given the category 'non-contributory place' is to be retained.

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.

Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.

Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.

Any new awning or verandah is an appropriate contextual design response compatible ~~to~~with the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.

Comment [A39]: Reject

Before deciding on an application to alter the fabric of a significant or contributory building~~heritage place~~, the responsible authority will consider, as appropriate:

Comment [A40]: Reject

- The assessed cultural significance of the building and heritage place.
- The degree to which the alterations, works would detract from the significance, character and appearance of the building and heritage place.

Comment [A41]: Reject as these changes will dramatically decrease the effectiveness of the policy. For example an alteration to one building in a precinct (or 'heritage place') with many buildings could have very little impact on the place but a major impact on the building.

MELBOURNE PLANNING SCHEME

- Its structural condition.
- The character and appearance of the proposed replacement materials.
- Whether the ~~works alterations~~ can be reversed without loss of fabric which contributes to the significance of the heritage place.

~~Removal of paint from originally unpainted masonry or other surfaces is encouraged providing this can be undertaken without damage to the heritage fabric.~~

~~The introduction of awnings and verandahs to ground floor façades and shopfronts may be permitted where:~~

- ~~The works reconstruct an original awning or verandah, based on evidence of the original form, detailing and materials; or~~
- ~~The awning is an appropriate contextual design response, compatibly placed in relation to the building, and can be removed without loss of fabric which contributes to cultural significance.~~

22.05-89

Additions

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~▪ Additions to heritage places buildings or non-contributory places in a heritage precinct; ~~are respectful of and in keeping with:~~~~

- Are respectful or and in keeping with the identified '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.~~
- Are concealed to the extent that they do not dominate or reduce the prominence of the important elements of a heritage place or building.

- Where abutting a lane, ~~additions are to be~~ respectful of the scale and form of heritage fabric as it presents to the lane.

It is policy that:

Additions to ~~significant or contributory buildings~~ heritage places:

- are respectful of the ~~building's~~ character and appearance, scale, materials, style and architectural expression of the heritage place.
- do not visually dominate or visually disrupt the appreciation of the building heritage place as it presents to the street ~~scapes(s).~~
- maintain the prominence of the heritage place building by setting back the addition behind the front or principal part of the building heritage place, ~~and from other visible parts and moderating height.~~
- are concealed to the extent necessary to avoid dominating or reducing the prominence of the important elements of a heritage place.
- do not build over or extend into the air space directly above the front or principal part of the significant or contributory building heritage place.
- retain significant roof form within the setback from the building front façade together with ~~any chimneys or similar~~ roof elements of original fabric.
- ~~Not do not~~ obscure views of façades or elevations associated with the front or principal part of the building heritage place.
- ~~be~~ are distinguishable from the original fabric of the building heritage place.

The design of additions is to:

- 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.

Comment [A42]: Reject renumbering

Comment [A43]: Reject

Comment [A44]: Reject replacement of 'buildings' with 'heritage places' and addition of 'or non-contributory places' as buildings covers all places in a precinct. Also reject this change to ensure the remaining dot points are prefaced with 'are respectful of and in keeping with'.

Comment [A45]: Reject the addition of 'Are respectful or in keeping with the' as this wording is retained above.

Comment [A46]: These grey policy requirements were omitted from Panel's preferred policies. It is assumed this was accidental given they were not shown as deleted within track changes nor is their deletion discussed in the Panel report. These policy requirements must be retained to guide additions to non-contributory properties. They should also be retained to ensure that these characteristics are considered where the statement of significance does not adequately identify all key attributes.

Comment [A47]: Reject this new concealment provision. It may have been proposed within Section 5.5.2 (ix) of the Panel report to replace the concealment provisions at the end of this subclause although this is not clear from the report. Its inclusion may weaken the clearly expressed concealment provisions at the end of the subclause.

Comment [A48]: 'are respectful of' must be deleted given 'are respectful of and in keeping with' is retained above.

Comment [A49]: Reject

Comment [A50]: Reject

Comment [A51]: Reject

Comment [A52]: Reject

Comment [A53]: Reject

Comment [A54]: Reject

Comment [A55]: This grey part of the policy requirement was omitted from the Panel's preferred policies. It is assumed this was accidental given it was not shown as deleted within track changes and its deletion is not discussed in the Panel report. This part of the policy requirement must be retained to require additions to be set back behind other visible parts of the building and height is moderated.

Comment [A56]: Reject this new concealment provision. It may have been proposed within Section 5.5.2 (ix) of the Panel report to replace the concealment

Comment [A57]: Reject

Comment [A58]: Reject this change to policy to ensure significant roof forms are retained within the setback from all façades.

Comment [A59]: Reject

Comment [A60]: Reject

MELBOURNE PLANNING SCHEME

~~Concealment of additions outside of the CCZ:~~

~~It is policy that:~~

~~Additions to a Significant or contributory building are concealed in significant streetscapes. In other streetscapes, additions to Significant buildings are concealed. 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.~~

~~In streetscapes that are not Significant, additions to contributory buildings should be partly concealed. Some of the addition or higher rear part(s) may be visible, provided it does not dominate or reduce the prominence of the building's facade(s) and the streetscape.~~

~~All ground level additions to the side of a building should be 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.~~

22.05-910 New Buildings

-/-201-
Proposed
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It is policy that: ~~new buildings are respectful of and do not detract from the assessed cultural significance of the heritage place.~~

New buildings are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and:

• ~~Are to be 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; and orientation and fencing.~~
- ~~Prevailing streetscape height and scale.~~

- Do not obscure views from the street(s) and public parks of the front or principal part of adjoining ~~heritage places significant or contributory places or buildings.~~
- Do not visually dominate or visually disrupt the appreciation of the heritage place, ~~by:~~
- ~~Maintaining~~ a facade height which is consistent with that of adjoining ~~significant or contributory buildings heritage places,~~ whichever is the lesser, ~~and~~
- ~~Setting~~ back higher rear building components ~~so as not to dominate or reduce the prominence of an adjoining heritage place.~~
- Do not adopt a facade height which is significantly lower than prevailing heights in the streetscape.
- Are neither positioned forward of the facade of adjoining ~~significant or contributory heritage places or buildings,~~ or set back significantly behind the prevailing building line in the streetscape.
- 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 the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.~~

The design of new buildings are to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.

~~Concealment of higher rear parts of a new building outside of the CCZ:~~

~~In significant streetscapes, higher rear parts of a new building should be concealed.~~

Comment [A61]: These grey concealment requirements were omitted from Panel's preferred policies and were not shown as deleted within track changes. Section 5.5.2 (ix) of the Panel report suggests that these requirements should be replaced by the subjective requirement above although this is not clear in the report. These clearly expressed policy requirements must be retained to protect highly significant streetscapes such as Parkville and East Melbourne and significant buildings. 'Outside of the CCZ' can be deleted from the title given this policy only applies outside of the CCZ.

Under the definition of 'Front or principal part' the Panel has recommended a range of 8-10 metres. DELWP may approve Clause 22.05 with this change to the 'Additions' section to be consistent with the definition but this option is not available to Council.

Comment [A62]: Reject renumbering

Comment [A63]: Re word to make more sense and clarify that we are keeping

Comment [A64]: Reject the deletion of these three dot points as some precinct statements of significance do not provide adequate guidance on these attributes.

Comment [A65]: Reject

Comment [A66]: Reject

Comment [A67]: Reject addition of 'heritage place' and replace with 'significant or contributory place or building'.

Comment [A68]: Reject

Comment [A69]: Reject

Comment [A70]: Reject

Comment [A71]: Reject deletion of this policy requirement and broaden requirement such that it applies to all Aboriginal cultural heritage ie. 'Do not impact adversely on Aboriginal cultural heritage values' to address Panel's concerns about separate legislation applying to archaeological relics.

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~~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.~~

22.05-1014 Restoration and Reconstruction

-/-201-
Proposed
C258
Exhibition

It is policy to encourage the restoration and / or reconstruction of a heritage place.

~~Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.~~

Restoration or reconstruction of a building ~~and works~~ is to be based on evidence of what a building originally looked like, ~~and it~~ may be assisted by reference to elements of nearby identical buildings, include other parts of the building or early photographs and plans.

Comment [A72]: These grey concealment policy requirements were omitted from the Panel's preferred policies and were not shown as deleted within track changes. Section 5.5.2 (ix) of the Panel report suggests that they should be replaced by the more subjective requirement above although this is not clear within the report. These clearly expressed policy requirements must be retained to protect highly significant streetscapes. 'Outside of the CCZ' can be deleted from the title given this policy only applies outside of the CCZ.

Comment [A73]: Reject renumbering

Comment [A74]: Reject deletion of this policy requirement as it provides guidance on reconstruction and restoration based on level of significance, and specifies that any works should not preclude a reconstructive or restoration process at a future date.

22.05-112 Subdivision

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~s~~ Subdivision of a heritage place:

- Reflect the pattern of development in the streetscape or precinct, whichever is most relevant to the place.
- ~~Ensure that Maintain~~ appropriate setting-s and contexts for ~~significant and contributory~~ heritage buildings and places ~~are maintained~~ including the retention ~~or of~~ any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Not provide for future development which will visually disrupt the setting and impact on the presentation of the ~~significant or contributory building~~ heritage place.
- Provide for three dimensional building envelopes for future built form to each new lot proposed.

~~Subdivision of air space above heritage buildings, to provide for future development, is discouraged.~~

Comment [A75]: This grey part of the policy requirement was omitted from the Panel's preferred policies. It is assumed this was accidental given it was not shown as deleted within track changes and there is no discussion about its deletion within the Panel report. It should be retained to ensure other parts of the building also inform restoration and reconstruction. 'Include' will be deleted to ensure the sentence is grammatically correct.

Comment [A76]: Reject renumbering

Comment [A77]: Reject

Comment [A78]: Reject

Comment [A79]: Reject deletion of 'proposed' to ensure consistency with Clause 22.04.

22.05-12 Relocation

It is policy that:

- A building be retained in-situ unless it can be shown that the place has a history of relocation and / or is designed for relocation.
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.

Comment [A80]: Reject deletion of this policy requirement as discouraging the subdivision of air space above heritage buildings will assist to prevent extension into the air space directly above the front or principal part of a significant or contributory building as required under additions.

Comment [A81]: Reject given new sub-clause must be 22.04-13.

22.05-13 Vehicle Accommodation and Access

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~The introduction of on site car parking, garages and carports, and vehicle crossovers is discouraged and should only be permitted where the following performance standards can be met:~~

- ~~The~~ Car parking is located to the rear of the property, ~~and where~~ this is an established streetscape characteristic.
- ~~For a significant or contributory building, the~~ Any new garage or carport is placed behind the principal ~~or~~ front part of the ~~building~~ heritage place (~~excluding~~ including verandahs, porches, bay windows or similar projecting features), and ~~it~~:
 - ~~it~~ will be visually recessive;
 - ~~it~~ will not conceal an original contributory element of the ~~building~~ heritage place (other than a plain side wall); and

Comment [A82]: Reject numbering

Comment [A83]: Reject deletion of the policy requirement to specifically discourage car parking, garages and carports, and vehicle crossovers, particularly given there are no other policy requirements to discourage crossovers. ...

Comment [A84]: Reject

Comment [A85]: Reject replacement of 'excluding' with 'including' as garages and carports should be set back behind the ...

Comment [A86]: Reject addition of 'it' to ensure third dot point is grammatically correct.

Comment [A87]: Reject

Comment [A88]: Reject

Comment [A89]: Reject

MELBOURNE PLANNING SCHEME

- ~~the form, details and materials are will be~~ respectful of ~~the building~~, but ~~do not~~ replicate details of the ~~building heritage place~~.
- ~~Where an established characteristic of the street or precinct~~ 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 ~~heritage place significant or contributory building, or impact on the streetscape character~~.

Comment [A90]: Reject deletion of reference to form, details and materials to provide guidance on what elements will be required to be respectful.

Comment [A91]: Reject

Comment [A92]: Reject the addition of 'where an established characteristic of the street or precinct' to ensure this policy requirement can be easily understood. This requirement can be varied if there is an established characteristic for basement ramps in the street.

Comment [A93]: Reject. Also reject deletion of 'or impact on the streetscape character' as the broader impact of ramps or sub-basement car parking should be considered.

Comment [A94]: Reject numbering

Comment [A95]: Reject. Delete the word 'replacement' to ensure this Clause is consistent with 22.04.

Comment [A96]: Reject deletion of 'the' to ensure it is grammatically correct.

Comment [A97]: Reject deletion of 'building'. Agree to add 'or heritage place' given fences and gates should not conceal views of other features of a heritage place such as front gardens.

22.05-14 Fences and Gates

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~new or replacement fences or gates to the front or principal part of a significant or contributory building may be permitted where:~~

- ~~the works where replacement fences or gates to the front or principal part of a heritage place~~ reconstruct an original fence or gate, ~~this is~~ based on evidence of the original form, detailing and materials; or
- ~~the new fence or gate~~ is an appropriate contextual design response, ~~where and~~ the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established streetscape characteristics ~~and:~~

~~New fences and gates should also:~~

- ~~it does~~ not conceal views of the ~~building heritage place~~; and
- ~~be is~~ a maximum height of ~~1.2 to~~ 1.5 metres; and
- ~~be is~~ more than 50% transparent.

22.045-15 Trees

It is policy that:

Trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) be retained wherever possible.

~~It is policy that b~~Buildings and works respect trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.

New buildings and works ~~should also~~ comply with the Australian Standard AD 4970-2009 Protection of trees on development sites for vegetation of assessed significance.

22.05-16 Services and Ancillaries Ancillary fixtures

-/-201-
Proposed
C258
Exhibition

It is policy that:

- The installation of services and ~~ancillaries 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 a heritage place~~ where it can be demonstrated ~~there is no feasible alternative and~~ the services and ~~ancillaries ancillary fixtures~~ will not detract from the character and appearance of the ~~building or~~ heritage place.
- Items affixed to roofs, such as solar panels, ~~should~~ align with the profile of the roof.
- Services and ~~ancillaries should ancillary fixtures be are~~ installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ~~ancillaries ancillary fixtures should be are~~ concealed, integrated or incorporated into the design of the building.

Comment [A98]: Reject numbering

Comment [A99]: Reject

Comment [A100]: Reject deletion of this text. Its inclusion prompts the consideration of allowing environmentally sustainable features such as solar panels where there are no feasible alternatives.

Comment [A101]: Reject

22.05-17 Street Fabric and Infrastructure

-/-201-
Proposed
C258
Exhibition

It is policy that:

~~Street~~ furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, is designed and sited to avoid:

Comment [A102]: Reject numbering

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- impacts on views ~~to significant or contributory places and contributory elements to heritage places;~~ and
- physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and ~~historic~~ street tree plantings.

Comment [A103]: Reject

For existing ~~significant and contributory~~ historic street/lane fabric and infrastructure, ~~it is policy that:~~ restoration, reconstruction and maintenance ~~should~~ be carried out in a way that retains the original fabric, form and appearance.

22.05-18 Signage

Comment [A104]: Reject numbering

-/-/201-
Proposed
C258
Exhibition

It is policy that: ~~new signage associated with heritage places meet the following standards:~~

~~Minimise visual clutter.~~

~~Not conceal architectural features or details which contribute to the significance of the heritage place.~~

~~Not damage the fabric of the heritage place.~~

~~Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.~~

~~Be readily removable.~~

~~Address all relevant performance standards of Clause 22.07 – Advertising Signage~~

~~Advertising signs may be placed in locations where they were traditionally placed.~~

~~The historical use of signage may be justification for new or replacement signage.~~

Existing signage that is deemed to have heritage value ~~should~~ be retained, and not altered or obscured, ~~including historic painted signage.~~

Comment [A105]: Reject deletion of this part of the policy requirement given the importance of historic painted signage.

New signage associated with heritage places:

- Minimise visual clutter.

- Not conceal architectural features or details which contribute to the significance of the heritage place.

- Not damage the fabric of the heritage place.

- Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.

- Be placed in locations where they were traditionally placed.

- Be readily removable.

- Address all relevant performance standards of Clause 22.07 – Advertising Signage.

22.05-19 Reference Documents

Comment [A106]: Reject numbering

-/-/201-
Proposed
C258
Exhibition

~~Central Activities District Conservation Study 1985~~

South Melbourne Conservation Study 1985

~~Central City (Hoddle Grid) Heritage Review 2011~~

~~Bourke Hill Precinct Heritage Review Amendment C240 2015~~

~~City North Heritage Review, RBA Architects 2013~~

Comment [A107]: Reject deletion of this reference document as the study area includes land outside of the Capital City Zone.

East Melbourne & Jolimont Conservation Study 1985

Parkville Conservation Study 1985

North & West Melbourne Conservation Study 1985, & 1994

Flemington & Kensington Conservation Study 1985

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985

South Yarra Conservation Study 1985

South Melbourne Conservation Study 1985 & 1998

Harbour, Railway, Industrial Conservation Study 1985

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Kensington Heritage Review, Graeme Butler 2013

Review of Heritage Buildings in Kensington: Percy Street Area, Graeme Butler 2013

Arden Macaulay Heritage Review, Graeme Butler 2012

West Melbourne Heritage Review 2016

Page 7: [1] Comment [A51]

Author

Reject this new concealment provision. It may have been proposed within Section 5.5.2 (ix) of the Panel report to replace the concealment provisions at the end of this subclause although this is not clear from the report. Its inclusion may weaken the prescriptive concealment provisions at the end of the subclause and partially duplicates the provisions regarding avoiding dominance of additions and maintaining prominence of heritage buildings in the two dot points above.

Page 8: [2] Comment [A68]

Author

Reject deletion of this policy requirement and broaden requirement such that it applies to all Aboriginal cultural heritage ie. 'Do not impact adversely on Aboriginal cultural heritage values' to address Panel's concerns about separate legislation applying to archaeological relics.

Page 9: [3] Comment [A80]

Author

Reject deletion of the policy requirement to specifically discourage car parking, garages and carports, and vehicle crossovers, particularly given there are no other policy requirements to discourage crossovers.

Page 9: [4] Comment [A82]

Author

Reject replacement of 'excluding' with 'including' as garages and carports should be set back behind the principal or front part of the building excluding verandahs, porches etc. as these elements have a lighter presence compared to the front wall of the building.