

Report to the Future Melbourne (Planning) Committee

Agenda item 6.3

Planning Scheme Amendment C365 Chart House Heritage

3 March 2020

Presenter: Kate Dundas, Acting Director City Strategy

Purpose and background

1. The purpose of this report is to recommend that the Future Melbourne Committee (FMC), having considered the Planning Panel's report, seeks Council adoption of Amendment C365 to include Chart House within the Heritage Overlay with the grading of non-contributory, as recommended by the Panel.
2. Amendment C365 proposes to include Chart House (372-382 Little Bourke Street) within the Heritage Overlay on a permanent basis and identify it as contributory to the Guildford and Hardware Lane Precinct (HO1205). The Heritage Overlay for the precinct was introduced through Amendment C271 in August 2019, whereby an interim contributory grading was applied to Chart House pending confirmation of the building's heritage status through a separate planning scheme amendment process.
3. Amendment C365 was exhibited from 24 October to 10 November 2019 and twenty-one submissions were received. Twenty submissions in support of the amendment were received, from Melbourne Heritage Action (MHA), the National Trust, owners and occupiers within the area and other interested parties. One submission was opposed to the amendment, received on behalf of the property owner.
4. On 12 November the Acting General Manager Strategy, Planning and Climate Change requested the Minister for Planning appoint an independent Panel to consider the submissions. This follows the resolution of the FMC of 17 September 2019 to refer submissions directly to a Panel without a further resolution of the FMC.
5. The Panel hearing was held on 9 and 10 December 2019. The Panel delivered its report to the City of Melbourne on 20 December 2019 (Attachment 2).

Key issues

6. The Panel considered detailed submissions from Council, the property owner and MHA. Each submission discussed the key characteristics of Chart House, the degree of change to the building since its construction and the weight of the new evidence.
7. The Panel reviewed the heritage value of Chart House against Council's new heritage policy that it is seeking to implement through Amendment C258. The policy defines a significant heritage place as *"individually important at state or local level, and a heritage place in its own right"*, and a contributory heritage place as *"important for its contribution to a precinct"*.
8. Detailed evidence was presented on the various changes to the building. Experts representing the property owner contended that important features of the building had been significantly changed and it failed to meet the key characteristics of the precinct. Council's expert evidence contended that while the building had been altered, it was still a representative example of the precinct's key characteristics and its level of change was comparable to other contributory buildings within the precinct.
9. In assessing whether Chart House meets the criteria for being a contributory heritage place, it considered the definition of the new heritage policy that these are *'...typically externally intact but may have visible changes which do not detract from the contribution to the precinct'*. The critical question for the Panel to resolve was whether Chart House retains enough of its original features to be assessed as having contributory heritage value.
10. From the evidence presented the Panel determined that Chart House has been significantly altered and fails to meet this criterion. The Panel therefore recommended that Chart House remain within the Heritage Overlay HO1205, but with a grading of non-contributory. While the Panel's view is not supported by management, it is considered that the Panel conducted a due process. It is therefore recommended the Panel's findings be adopted.

Recommendation from management

11. That the Future Melbourne Committee recommends Council:
 - 11.1. Adopts Melbourne Planning Scheme Amendment C365 as exhibited with the changes recommended by the Panel.
 - 11.2. Submits the adopted Amendment to the Minister for Planning for approval.
 - 11.3. Authorises the Acting General Manager Strategy, Planning and Climate Change to make any further minor editorial changes to the amendment documents prior to submitting to the Minister for Planning for approval.

Attachments:

1. Supporting Attachment
2. Panel Report
3. Updated Amendment documents

Supporting Attachment

Legal

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

Finance

3. The cost of preparing the amendment and requesting a Panel hearing are provided for in the FY 2019–2020 City Strategy budget. Under section 6 of the *Planning and Environment (Fees) Regulations 2016* a fee is to be paid when requesting the Minister for Planning approve an amendment and give notice in the Government Gazette of approval of an amendment. Once the planning scheme amendment is approved, a notice will also be required to be placed in a newspaper circulating in the local area. These costs are also provided for in the FY 2019–20 City Strategy budget.

Conflict of interest

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

Health and Safety

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

Stakeholder consultation

6. To resolve the heritage status of Chart House expeditiously, Council requested the Minister for Planning approve exemptions from the notification provisions of Section 19 of the Act. The Minister approved a reduced notification period of two weeks and exemption from placing public notices in local newspapers and the Government Gazette.
7. The amendment was exhibited between 24 October and 7 November 2019. A letter with a copy of the explanatory report was sent to owners and occupiers of the subject property and adjoining properties, Melbourne Heritage Action and prescribed Ministers. The amendment and supporting information was available at the City of Melbourne and on the City of Melbourne's Participate Melbourne website and the Department of Environment, Land, Water and Planning's website. All submitters were invited to attend the Panel hearing.

Relation to Council policy

8. The content of the controls are consistent with the broader Amendment C258 Heritage Policies Review that is underway. The planning scheme amendment documentation included in this report (Attachment 3) utilises the proposed gradings system and terminology in line with the broader Heritage Policies Review.

Environmental sustainability

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

Planning and Environment Act 1987

Panel Report

Melbourne Planning Scheme Amendment C365

372-378 Little Bourke Street, Melbourne

20 December 2019

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act
Melbourne Planning Scheme Amendment C365
372-378 Little Bourke Street, Melbourne
20 December 2019

A handwritten signature in blue ink, appearing to read "M Ballock", is displayed on a light pink rectangular background.

Michael Ballock, Chair

Contents

	Page
1 Introduction.....	1
1.1 The Amendment.....	1
1.2 Background.....	3
1.3 Summary of issues raised in submissions	4
1.4 The Panel’s approach	5
2 Planning context	6
2.1 Planning policy framework.....	6
2.2 Other relevant planning strategies and policies	6
2.3 Planning scheme provisions	7
2.4 Ministerial Directions and Practice Notes.....	8
2.5 Conclusion	8
3 372-378 Little Bourke Street, Melbourne.....	9
3.1 The issues	9
3.2 Relevant policies, strategies and studies	9
3.3 Evidence and submissions.....	12
3.4 Discussion.....	16
3.5 Recommendation	18
Appendix A Submitters to the Amendment	
Appendix B Parties to the Panel Hearing	
Appendix C Document list	

List of Tables

	Page
Table 1: Relevant parts of Plan Melbourne	7

List of Figures

	Page
Figure 1: The Guilford and Hardware Lanes Study area	2
Figure 2: Location of 372-378 Little Bourke Street, Melbourne	3

Glossary and abbreviations

Act	<i>Planning and Environment Act 1987</i>
Berjaya	Berjaya Developments Pty Ltd
Chart House	372-378 Little Bourke Street, Melbourne
Council	Melbourne City Council
MHA	Melbourne Heritage Action
Study	Guilford and Hardware Lanes Heritage Study

Overview

Amendment summary

The Amendment	Melbourne Planning Scheme Amendment C365
Common name	372-378 Little Bourke Street, Melbourne
Brief description	The Amendment proposes to replace the interim Heritage Overlay control applying to 372-378 Little Bourke Street which identifies the entirety of the building as contributory to the Guildford and Hardware Laneways Precinct (HO1205), with a permanent Heritage Overlay control
Subject land	Chart House 372-378 Little Bourke Street, Melbourne
The Proponent	City of Melbourne
Planning Authority	City of Melbourne
Authorisation	By letter dated 25 September 2019
Exhibition	24 October to 7 November 2019
Submissions	Number of Submissions: 21 Opposed: 1

Panel process

The Panel	Michael Ballock (Chair)
Directions Hearing	Planning Panels Victoria, 21 November 2019
Panel Hearing	9 to 10 December 2019
Site inspections	Unaccompanied, 7 December 2019 and 18 December 2019
Appearances	Refer to Appendix B
Citation	Melbourne PSA C365 [2019] PPV
Date of this Report	20 December 2019

Executive summary

Melbourne Planning Scheme Amendment C365 (the Amendment) seeks to replace the interim Heritage Overlay control applying to 372-378 Little Bourke Street, Melbourne with a permanent Heritage Overlay control. The building is known as Chart House and the interim Heritage Overlay identifies the entirety of the building as contributory to the Guildford and Hardware Laneways Precinct (HO1205).

The key issue raised in submissions was whether the new information provided to the Council warranted grading the building as contributory to the precinct.

The Panel for Amendment C271 considering the *Guildford and Hardware Lanes Heritage Study 2017* and recommended, amongst other things, the revision of the proposed grading of the building at 372-378 Little Bourke Street from contributory to non-contributory. Council adopted the Panel's recommendation.

However additional information provided by Melbourne Heritage Action initiated a reconsideration of the Chart House recommendation by the Council. In Council's view, the new information, which included the original building plans and oblique aerial photos warranted a change of the grading. As a consequence, an interim Heritage Overlay with a contributory grading was placed on the site with the Gazettal of Amendment C271. Amendment C365 proposes the replacement of the interim control with a permanent control and grading the building as contributory.

The building at 372-378 Little Bourke Street has been subject to a number of alterations since its construction in 1941. The considerations for the Panel were whether the building was too diminished by these alterations or whether it made an appropriate contribution to the precinct. The Panel was presented with the evidence of three experts who had differing views on the nature and impact of the alterations to the building and what contribution it could be said to make to the precinct.

The Panel took the view that the building does not make an important enough contribution to the precinct to warrant grading the building as contributory.

The Panel concludes that the building at 372-378 Little Bourke Street, Melbourne should be graded as non-contributory.

Recommendations

Based on the reasons set out in this Report, the Panel recommends:

- 1. Adopt Amendment C365 to the Melbourne Planning Scheme as exhibited with the following change:**
 - a) Amend the grading of 372-378 Little Bourke Street, Melbourne to non-contributory.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to replace the interim Heritage Overlay control applying to 372-378 Little Bourke Street, Melbourne which identifies the entirety of the building as contributory to the Guildford and Hardware Laneways Precinct (HO1205), with a permanent Heritage Overlay control.

Specifically, the Amendment proposes to:

- apply the Heritage Overlay to 372-378 Little Bourke Street on a permanent basis, recognising the entirety of the subject site as contributory to the Guildford and Hardware Lane Heritage Precinct (HO1205)
- amend the following incorporated documents in the Schedule to Clause 72.04:
 - Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory by updating its title to Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory (Amended September 2019)
 - Guildford and Hardware Laneways Heritage Study (May 2017): Statements of Significance, November 2018 (Amended May 2019) by updating its title to Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance (Amended September 2019), removing the reference to the interim heritage control applying to 372-378 Little Bourke Street and updating the description relating to the property
- amend the schedule to Clause 43.01 (Heritage Overlay) to remove reference to the interim heritage control applying to 372-278 Little Bourke Street and update all references within the schedule to the titles of the above incorporated documents
- update the local policy reference at Clause 22.04 to reflect the amended date of the Guildford and Hardware Laneways Heritage Study and title of the Statements of Significance
- amend the Planning Scheme Map No 8HO1 to update the Guildford and Hardware Laneways Precinct (HO1205) with a permanent Heritage Overlay control for this property.

(ii) The subject land

The Amendment applies to the building at 372-378 Little Bourke Street, known as Chart House. The site is part of the Guildford and Hardware Lanes Heritage Study area (Figure 1) which was included in the Melbourne Planning Scheme by Amendment C271.



Figure 1: The Guilford and Hardware Lanes Study area

The subject land is on the north west corner of the intersection of Niagara Lane and Little Bourke Street (Figure 2).



Figure 2: Location of 372-378 Little Bourke Street, Melbourne

1.2 Background

Council undertook a strategic review of its heritage program and released its Heritage Strategy in 2013. The Strategy contains 38 actions, the most relevant of which was to undertake the *Guildford and Hardware Lanes Heritage Study* (the Study). The Study, which comprised the area bounded by La Trobe, Elizabeth, Little Collins and Queen Streets, was implemented through Amendment C271 in August 2019.

The Study graded part of the property at 372-378 Little Bourke Street as contributory. This grading was applied only to the side wall of the building to Niagara Lane. The remainder of the building was graded as non-contributory.

The Precinct Property Schedule included a description of the building as ‘Six storey interwar factory to Little Bourke Street, with post war alterations to principal façade’. It also showed that the previous status of this property was ‘ungraded’.

The Panel for Amendment C271 recommended the adoption of the Amendment with changes, including changes to the *Guildford and Hardware Lanes Heritage Study 2017: Statements of Significance*, the *Guildford and Hardware Lanes Heritage Study 2017: Heritage Inventory* and the *Guildford and Hardware Lanes Heritage Study May 2017* to include the building in the precinct Heritage Overlay HO1205 but revise the grading of the entirety of the building at 372-378 Little Bourke Street from contributory to non-contributory.

On 13 November 2018, Council resolved to adopt the Amendment with all the Panel’s recommendations, including that Chart House be listed as non-contributory and forwarded it to the Minister for Planning for approval.

New information, including the original building plans and specifications and oblique aerial photographs were submitted by Melbourne Heritage Action (MHA) to Council on 24 December 2018. This information was not considered by the Study and Council commissioned a review of Chart House by Lovell Chen, the authors of the Study, and GJM Heritage Consultants. Both consultants recommended that Chart House be included within HO1205 with a contributory grading over the entire property.

Council then notified the Department of Environment, Land, Water and Planning of the consultants' recommendations.

By letter dated 23 June 2019 the Minister for Planning advised Council that he had decided:

- to approve Amendment C271, with the removal of 327-378 Little Bourke Street from the Amendment and
- to prepare, adopt and approve Amendment C355 to the Scheme under section 20(4) of the *Planning and Environment Act 1987*, to apply an interim contributory grading to the entirety of 327-378 Little Bourke Street for 12 months, expiring on 30 June 2020.

In response on 17 September Council resolved, amongst other things that it:

- Notes the gazettal of C271 Guildford and Hardware Lane Heritage Study, affording heritage protection to two precincts, including 113 properties, seven individual places and modifications to existing heritage overlays.
- Notes the decision of the Minister for Planning to remove 372-378 Little Bourke Street from Amendment C271 and to add introduce an interim Heritage Overlay identifying the entirety of the property as contributory to the Guildford and Hardware Lane Precinct (HO1205) until 30 June 2020.
- Resolves to seek authorisation from the Minister for Planning for the Council to prepare and exhibit Amendment C365 pursuant to Section 20(2) of the Planning and Environment Act 1987 in order to introduce a permanent Heritage Overlay to the property at 372-378 Little Bourke Street to identify the property as contributory to the Guildford and Hardware Lane Precinct (HO1205).
- Resolves to request that the Minister for Planning consider exempting Amendment C365 under section 20(2) of the Planning and Environment Act 1987 to provide for limited notice and to truncate the period in which submissions must be made.

By letter dated 15 October, the Minister for Planning authorised Amendment C365 subject to a minimum of two week's notification.

1.3 Summary of issues raised in submissions

(i) Planning Authority

The key issue for Council was:

- whether Chart House should be designated as significant or contributory in HO1205.

(ii) Individual submitters or groups of submitters

The key issues for submitters were:

- whether Chart House should be included in HO1205 with a significant grading
- whether Chart House should be included in HO1205 with a non-contributory grading.

These issues were outstanding at the commencement of the Hearing.

1.4 The Panel's approach

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- The appropriate grading for Chart House.

2 Planning context

2.1 Planning policy framework

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

Victorian planning objectives

The Amendment will assist in implementing the following state policy objectives set out in section 4 of the Act:

- 4(1)(d) – to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- 4(1)(g) – to balance the present and future interests of all Victorians.

Clause 15 (Built Environment and Heritage)

The Amendment supports Clause 15:

- By including 372-378 Little Bourke Street within the Heritage Overlay on a permanent basis and with a contributory grading, the Amendment will ensure that the building's contribution to the Heritage Precinct is protected, conserved and enhanced.
- The Heritage Overlay will require that before any changes are made to the building, consideration is given to the building's contribution to the Heritage Precinct and will thereby encourage potential future development to be designed to respect the building's contribution to the Heritage Precinct.

Local Policy Framework

The Amendment supports the Municipal Strategic Statement:

- Clause 21.06-2 (Heritage) of the Municipal Strategic Statement seeks to conserve and enhance places and precincts of identified cultural heritage significance. The Amendment will contribute to achieving this objective by identifying and conserving places of heritage significance.
- Clause 22.04 (Heritage Places within the Capital City Zone) of the Local Planning Policy Framework seeks to conserve and enhance all heritage places as well as to promote the identification, protection and management of aboriginal cultural heritage values. The Amendment supports the objectives of Clause 22.04 by conserving, promoting and protecting additional places of heritage value within the Capital City Zone in both its current form and as proposed by Amendment C258.

2.2 Other relevant planning strategies and policies

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

Plan Melbourne is structured around seven outcomes, which set out the aims of the plan. The outcomes are supported by Directions and Policies, which outline how the outcomes will be achieved. Outcomes that are particularly relevant to the Amendment are set out in Table 1.

Table 1: Relevant parts of Plan Melbourne

Outcome	Directions	Policies
A distinctive and liveable city with quality design and amenity	4.4.4 – respect Melbourne’s heritage.	4.4.1 – recognise the value of heritage when managing growth and change 4.4.3 – stimulate economic growth through heritage conservation 4.4.4 – protect Melbourne’s heritage through telling its stories.

2.3 Planning scheme provisions

(i) Zones

The land is in the Capital City Zone Schedule 1. The purpose of the Zone is:

To provide for a range of financial, legal, administrative, cultural, recreational, tourist, entertainment and other uses that complement the capital city function of the locality.

(ii) Overlays

The land is subject to the Heritage Overlay. The purposes of the Overlay are:

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The land is subject to the Design and Development Overlay Schedule 1. The purposes of the Overlay are:

To ensure ground floor frontages are pedestrian oriented and add interest and vitality to city streets

To provide continuity of ground floor shops along streets and lanes within the retail core.

To ensure ground floor frontages contribute to city safety by providing lighting and activity.

The land is subject to the Design and Development Overlay Schedule 11. The purposes of the Overlay are:

To ensure development achieves a high quality of pedestrian amenity in the public realm in relation to human scale and microclimate conditions such as acceptable levels of sunlight access and wind.

To ensure that development respects and responds to the built form outcomes sought for the Central City.

To encourage a level of development that maintains and contributes to the valued public realm attributes of the Central City.

To ensure that new buildings provide equitable development rights for adjoining sites and allow reasonable access to privacy, sunlight, daylight and outlook for habitable rooms.

To provide a high level of internal amenity for building occupants.

To ensure the design of public spaces and buildings is of a high quality.

To encourage intensive developments in the Central City to adopt a podium and tower format.

2.4 Ministerial Directions and Practice Notes

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

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

2.5 Conclusion

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment should proceed subject to the change discussed in the following chapter.

3 The appropriate grading for Chart House

3.1 The issues

The issue is:

- Whether the building at 372-378 Little Bourke Street should be graded as significant, contributory or non-contributory in the precinct Heritage Overlay HO1205.

3.2 Relevant policies, strategies and studies

(i) Definitions in the Study

The *Guildford and Hardware Lanes Heritage Study – Methodology Report 2017* provides the following definitions

A significant heritage place:

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

A contributory heritage place:

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

A non-contributory heritage place:

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

(ii) The precinct Statement of Significance

The following Statement of Significance for HO1205 is included in the incorporated document *Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance*. This document was incorporated into the planning scheme by Amendment C271. It describes the elements of the precinct, but does not specifically mention Chart House (or any other individual buildings in the precinct).

What is significant?

The Guildford and Hardware Laneways Precinct is located in the Melbourne Central Business District. The precinct occupies parts of four city blocks bounded by La Trobe Street to the north, Bourke Street to the south, Queen Street to the west and Elizabeth Street to the east. The precinct has a comparatively high proportion of buildings of heritage value, and significant and contributory buildings in the precinct date from the 1850s through to the interwar period. While precinct development is diverse, many of the graded buildings are former factories and warehouses, with some more modest workshops, of the late nineteenth and early twentieth centuries. The precinct boundary

is not contiguous, and in some cases the laneways stop at little streets or main streets and thoroughfares, before recommencing on the other side. The side and rear elevations of buildings of significant and contributory heritage value, can also be important precinct contributors. Where there is historic development to both sides of a laneway or street, including the fronts, sides or rears of properties, the precinct boundary generally incorporates the subject laneway or street. Laneways also provide a setting to the properties, again including property sides or rears. Lanes within the precinct also retain, to a greater or lesser degree, original bluestone kerbs, channels and flagstones.

How is it significant?

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

Why is it significant?

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

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

The Guildford and Hardware Laneways Precinct is of aesthetic/architectural significance. The laneways in particular form distinctive streetscapes within the Central City, their significant heritage character enhanced by the diverse collection of historic buildings, including former factories and warehouses, with some workshops, and their rich materiality. Face red brick is the dominant material, complemented by bluestone, rendered masonry and concrete. The heritage character also derives from

the narrow footprint and dimensions of the lanes, given emphasis by the bordering buildings with tall and/or long facades and walls, with no setbacks. Some warehouses have elevated ground floors, and visible subbasements, which while being illustrative of original loading arrangements, also contribute to the distinctive aesthetic of some lanes. Lanes within the precinct retain to a greater or lesser degree original bluestone kerbs, channels and flagstones, which also contribute to the materiality and heritage character of the precinct. (Criterion E) The precinct is additionally important for demonstrating the principal characteristics of the laneway network of the broader city. The alignment and layout of the precinct's lanes reflects their origin within the formal Hoddle Grid, their proliferation within the original large city blocks, and their historic servicing and right-of-way roles. Importantly, the laneways of the precinct also largely retain their original arrangement, as evident in nineteenth century sources. (Criterion D)

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

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

Council informed the Panel that the definitions of significant, contributory and non-contributory are contained in Clause 22.04 Heritage Places within the Capital City Zone proposed by Amendment C258 and also in the proposed 'Melbourne Planning Scheme, Heritage Places Inventory 2017'. The C258 Panel Report was received by Council in May 2019 but has not yet been considered by Council.

3.3 Evidence and submissions

Council submitted that the principal question before the Panel was whether Chart House makes a contribution to the cultural heritage significance of the Guilford and Hardware Lanes precinct. Council argued that all three experts, *“in their own way, accept that Chart House passes this test.”*

Council advised the Panel that in preparing for Amendment C271, the Study concluded that that the Little Bourke Street frontage of Chart House was not sufficiently intact to warrant a contributory grading. This assessment was informed by an assumption that the building was originally five stories high and a sixth was added some time after completion.

It followed, in their opinion, that the modifications to this frontage were too important to allow the building to contribute to the cultural heritage significance of the Precinct when appreciated and understood from Little Burke Street.

Council argued that the new material provided by MHA justified a reassessment of the building. The building plans obtained from the Public Records Office showed the building had been designed as a six storey building and an aerial photo taken around 1950 showed that it had been constructed that way.

Council submitted that:

A contributory place's significance is contextual and relational, arising from its contribution to the collective cultural heritage significance of the precinct in which it is located.

The construction of Chart House was completed in 1941 and Council contended that only small changes had been made to the appearance of the building in the past 78 years. It added:

The photographs in the experts' reports confirm that this building presents to the public realm much as it did when it was built in the second year of World War II.

With respect to the HO1205 Statement of Significance, Council agreed that nine of the 13 characteristics of the precinct were not relevant to Chart House. However, the remaining four were seminal to the building's contribution to the precinct. In Council's submission the following were the relevant characteristics:

- the height, siting and massing of the sideage contributes to the narrow feel of the laneway;
- the external materials of the building include rendered masonry. There is no conclusive evidence that any part of the front façade or either the west or east sides of the place have been overpainted;
- the frontage is marked by punched openings in masonry walls rather than large expanses of glazing. This is, indeed, a perfectly apt description of its presentation to Little Bourke Street from the second to the sixth storey; and
- original signage - being the name John Doone & Son - remains on the ground floor window. Only the original high parapet is gone.

Mr Gard'ner's evidence was that the building *“remains highly intact to its original construction in 1941”*. Chart House is comparable to other contributory buildings in the precinct. Mr Gard'ner did not agree that the building should be graded as significant. He did not accept that the building was an early example of modern city building and considered

that it was more a reflection of the practical constraints imposed at the beginning of the second World War.

He added:

Specifically, it was found that the subject building, in its entirety, falls within the identified historical period of significance for HO1205 and contributes to its identified architectural character by demonstrating the following key features from the Statement of Significance for the precinct:

- Rendered masonry and concrete;
- Windows and doors expressed as punched openings in masonry walls rather than large expanses of glazing;
- Original window (and to a lesser degree) door joinery, including steel windows from the interwar period;
- Buildings constructed from boundary to boundary, with no setback; and
- Heights of buildings generally fall within the one to four storey range, with some exceeding this.

Mr Gard'ner described Chart House in the following manner.

The subject site comprises a six storey concrete frame building constructed in 1941, located at the intersection of Little Bourke Street and Niagara Lane. The principal façade to Little Bourke Street comprises large rectangular steel-framed windows arranged in a grid pattern, with a stairwell located at the west end of this elevation. The stairwell is expressed by a series of paired narrow horizontal windows set within rendered panels. At the roof level, the original parapet has been removed. At the ground floor, the two shopfronts comprise recessed entries with terrazzo floors and large chromed steel-framed windows, with projecting canopies extending over. The original tiled shopfronts have been rendered over and painted. Gold lettering reading 'JOHN DONNE & SON MAPS & GLOBES' survives in the highlight shopfront window of no.372.

The Niagara Lane elevation is utilitarian, punctuated by the same rectangular steel-framed windows as the principal façade, and also arranged in a regular grid pattern. The west wall of the building visible above the lower neighbouring buildings has an expressed concrete frame with red brick infill.

It is my observation that the following changes have been made to the exterior of the building since its construction:

- Removal of parapet;
- Removal of roof-top signage;
- Rendering of the stairwell;
- Painting of the stairwell element and Niagara Lane elevation in a dark grey;
- Overpainting of ground floor shopfront tiles; and
- Canopy detail.

Mr Gard'ner evidence was that the following elements of the precinct Statement of Significance applied to Chart House:

- built in the interwar period
- it meets the description of many of the graded buildings in the precinct, namely former factories and warehouses, with some more modest workshops, of the late nineteenth and early twentieth centuries

- the precinct and its laneways and little streets also demonstrate changing historical land uses, and retain building types which reflect these uses and evolving patterns of occupation and development in central Melbourne
- from the late nineteenth century and into the early twentieth century, many earlier small buildings were demolished and replaced by larger factories and warehouses
- their significant heritage character enhanced by the diverse collection of historic buildings, including former factories and warehouses, with some workshops
- face red brick is the dominant material, complemented by bluestone, rendered masonry and concrete
- given emphasis by the bordering buildings with tall and/or long facades and walls, with no setbacks
- contributory components of buildings to the precinct include side and rear elevations, as well as property frontages and facades
- contributory building materials include face red brick, bluestone, rendered masonry and concrete
- windows and doors expressed as punched openings in masonry walls rather than large expanses of glazing
- original window and (to a lesser degree) door joinery, including nineteenth century timber elements, and more commonly steel windows from the interwar period
- buildings are typically constructed from boundary to boundary, with no setbacks
- heights of buildings vary but are generally within the one to four storey range, with some exceeding this
- original signage and building names are present.

MHA submitted that an argument could be made that the building warranted individual significance because of the level of intactness and *the “uniqueness of the building as a precursor to post war modernism”*.

MHA argued that there was no clear evidence that the façade of Chart House was in face brick. Nevertheless, the change was cosmetic and did not diminish the significance of the building. It stated that a number of other contributory graded buildings have been more substantially altered and added to:

It is possible that the built project was simpler than the drawings indicate, without brick, and perhaps even without the 'mock joints', so it always looked much as now – the only change in colour being the current dark grey which is simply recent paint.

Berjaya Developments Pty Ltd (Berjaya) submitted that the new information served to confirm that there have been substantial alterations to the Little Bourke Street frontage which reinforced the position of the C271 Panel. As a consequence, the building should be graded non-contributory.

Berjaya argued that the evidence presented at the C271 Hearing demonstrated that the addition of a 6th floor was not a matter that was pursued by one of the authors of the Study. Berjaya contended that there have been substantial alterations to the Little Bourke Street frontage. These alterations included:

- the removal of the parapet and signage
- covering over of pink bricks used in piers

- covering over of the shop front tiles
- replacement of the canopy cladding.

Berjaya submitted that that the initial conclusion of the authors of the Study was correct and that the façade of Chart House was sufficiently altered to warrant its non-contributory grading.

Ms Riddett's evidence was there was nothing in the building's history that was more than "*ordinary or typical*" and it has minimal aesthetic qualities.

Ms Riddett stated that the building had been substantially altered. She described these alterations as follows:

In summary, the façade has been altered by removal of signage, lowering of the parapet, probable removal of a flagpole, rendering or painting over the pink bricks, rendering over any original tiling or removal of tiling to the shopfronts and overpainting of the metalwork to No. 374 Little Bourke Street. The upper level façade edges appear to have always been rendered rather than tiled. The steel-framed windows are stock standard and the metal portions of the shopfronts and some, or all, of the glazing is original. The shopfronts are generally typical of many made by Duff, Brooks Robinson and the like, and which exist in suburban shopping strips of the era. Some of those are quite elaborate while others are fairly plain. These are slightly Moderne.

Ms Riddett concluded that the building was designed for general commercial use, partly as a factory but also accommodating offices, showrooms and storage. As early as 1947 some part of the building was leased by the Commonwealth Government. She agreed with Mr Gard'ner that a claim of individual significance could not be justified.

She summarised her opinion as:

My assessment against the definition of a contributory building and against the Criteria and Thresholds, indicate that the building does not meet the thresholds or the definition, the latter only in a factual sense and without higher value as would be expected by being "important".

The basis for the contributory grading appears to be less to do with the building itself and more to do with the pattern of the narrow street and the laneways and the general replacement of 19th century buildings in the 20th century. In my opinion case for a contributory grading has not been made and on the basis of the current factual materials probably cannot be made.

Given that the case for being contributory is related to the streetscape and the laneway by virtue of height and street wall at the corner, then in my opinion this can be achieved appropriately by another wall or building.

In my opinion, to grade the building at No. 372 – 378 Little Bourke Street as "contributory" only because of a perceived contribution to the character of Little Bourke Street and Niagara Lane, is unwarranted, moreover since the building itself has been found to not have any individual heritage significance and therefore could be demolished. It should be graded non-contributory.

Her conclusion was the contributory grading was more to do with the pattern of narrow streets and laneways and the replacement of 19th century buildings with 20th century buildings than with Chart House itself.

Mr Barrett's evidence was a number of key characteristics of buildings in the precinct identified in the Statement of Significance have been altered or removed from Chart House. His evidence was that the building lacked the following characteristics:

- narrow proportions, emphasised by walls of buildings, provide a unique character to the laneways as public spaces
- limited overpainting of original external walls
- punched openings in masonry walls rather than large expanses of glazing
- high parapets and original signage and building names.

Mr Barrett's evidence was:

Chart House does not have narrow frontages (either to Little Bourke Street or Niagara Lane), whereas other buildings within the precinct are generally defined by a fine grain character. The large sections of glazing on the upper levels of Chart House (both Little Bourke Street and Niagara Lane), are in contrast with the punctured wall openings said to be commonly found on buildings in the precinct. Although render is included as a key characteristic of the precinct, it is the red brick of buildings that contribute most in the aesthetic value of Niagara Lane. Overpainting of facades (and the rendering over of original finishes), as has occurred to Chart House, is also not a key characteristic of the precinct.

Mr Barret concluded:

Chart House is not a ground-breaking example of modernism in Melbourne, as has been claimed. The conclusion it was at the forefront of Modernist design in Melbourne in the mid-twentieth century, and more representative of a later generation of modernism, is based upon a limited comparative analysis of 1930s and 40s architecture in this city. This claim also fails to appreciate that much of the existing Modernist appearance of Chart House is not the work of R M & M H King, but of a later architect, or designer, that remodelled the building in recent decades to have a more contemporary appearance.

Chart House has little in common with most other contributory built form of this precinct. It shares very little with the materiality and fine grain character of the Pre-World War II building stock of this precinct, which are often of a higher architectural resolve and often more intact. In the context of Little Bourke Street, and in Niagara Lane, Chart House contributes little to surrounding built form and the key characteristics of the built form discussed in the precinct's Statement of Significance, and the heritage (HERCON) criteria attributed to the broader HO1205 Hardware and Guildford Laneways Precinct.

Mr Barrett stated that Chart House's contribution to Niagara Lane is minimal. It is built along the boundary, but its rendered surface is in contrast to the face brick and rendered detail of the other buildings fronting the Lane.

3.4 Discussion

The issue before the Panel is what grading is appropriate for Chart House in the context of its location in HO1205.

Under the three category grading used in the Study, a significant heritage place is *"individually important at state or local level, and a heritage place in its own right"*, whereas a contributory heritage place is *"important for its contribution to a precinct"*.

Amendment C271 as exhibited included Chart House in the HO1205 with a non-contributory grading on the building and a contributory grading on the Niagara Lane wall. The Panel supported including the building in the precinct Heritage Overlay, but did not support the proposed grading and recommended that the entire building be graded as non-contributory.

This Panel notes that none of the parties have challenged the inclusion of the building in the HO1205 and reaffirms the recommendation of Amendment C271 that the building be included in the precinct Heritage Overlay HO1205.

The significant, contributory and non-contributory grading was used as the basis for grading buildings in the Study in anticipation of the approval of Amendment C258. Amendment C258 proposed to amend Clause 22.04 Heritage Places within the Capital City Zone by, amongst other things, including this three category grading detailed in section 3.2 above. The Amendment C258 Panel recommended changes to the definitions and the Amendment is yet to be adopted by Council. However, because significant, contributory and non-contributory classifications were the basis for grading buildings in the Study, the Panel has adopted these classifications for the consideration of this matter.

The Panel agrees with the evidence of all three experts that Chart House does not meet the criteria to warrant a significant grading. The building is not individually important at a state or local level and does not meet the criteria for a significant grading set out in the Study.

Ms Riddett's and Mr Barrett's evidence was that the building has been substantially altered, was unremarkable in its appearance and consequently was not important and did not make a contribution to the precinct. Mr Gard'ner took the view that a building "*need not be a fine, notable or pivotal example of the type*" to make a contribution. In his view the historical use, the architectural characteristics and its date of construction all combined to make a contribution to the precinct.

Chart House did not achieve the thresholds for either a significant or a contributory grading in Amendment C271 and in the Panel's view the new material does not warrant a reconsideration of its grading under Amendment C365.

The authors of the Study did not identify the building as contributory in the initial assessment of the building. In the Panel's view, the memorandum dated 11 February 2019 by Lovell Chen (Document 1) is useful in its assessment of the building. In part this memorandum states:

Regarding the architects R M & M H King, while it is acknowledged that the Kings (father and son) ran a large practice over a considerable period of time, they appear to have been journeyman architects. The practice is understood to have received no awards.

The early practice (under father Ray King) concentrated on polite architecture for churches and suburban residences. Kurrajong House in Melbourne (built in 1926-27, see Figure 9) was something of a break for the practice in terms of its scale and concrete construction, and was designed around the time that Maurice King, an engineer, joined his father. Maurice appeared to be fairly competent with the Moderne design of the interwar period, which was applied by the practice to both residential and industrial buildings with some mixed success. Their interwar houses in the Art Deco (Moderne) mode are better regarded, while not as widely recognised as many within the broader context of Moderne design in Melbourne immediately before WWII.

Chart House is of the Kings' late interwar oeuvre. It was a capable but unremarkable attempt to produce something different to the practice's work of the early to mid-1930s. In this way it was following the example they set with the 1937 Drayton House (Figure 11) on the opposite side of Little Bourke Street, but it is not as intact as that building nor as architecturally distinguished (discussed below).

The Moderne style of architecture (as opposed to Modernist architecture of the post-WWII period) was also in decline by the late 1930s. Chart House, in this somewhat changing context, was reasonably conventional. It was also subsequently, through changes to the building, given more of a 'cleaner' postwar expression through the removal of the high parapet and signage, and the rendering/smoothing over of some of the earlier external materials.

To explain further, the building, in its current form, does have somewhat of a post-WWII expression, which could be seen as early Modernist. But this is not the original design intent, which had more of a late interwar Moderne expression. The latter derived from the very high parapet, which was typical of Moderne styling, as was the tiling and some other external fabric details which have been removed or rendered over. These subtle, and not so subtle, changes have diminished the later interwar aesthetic. The currently flat finish to the top of the building, immediately above the top floor windows, is more of a post-WWII feature, but again it is not original and was not intended by the architect. The original high parapet was not a Modernist feature, it was an interwar device; tiling to buildings was also more of an interwar treatment.

In short, Chart House is a late interwar factory/warehouse/office building, which retains its original windows to the south and east elevations, and largely original shopfront arrangements, but has otherwise been altered to the top of the building, and through removal/change to some external fabric.

This assessment confirms the Panel's view that Chart House has been significantly altered and is not important for its contribution to the precinct and should be graded as non-contributory.

3.5 Recommendation

The Panel recommends:

- 1. Adopt Amendment C365 to the Melbourne Planning Scheme as exhibited with the following change:**
 - a) Amend the grading of 372-378 Little Bourke Street, Melbourne to non-contributory.**

Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1	Best Hooper on behalf of Berjaya Developments Pty Ltd	12	Susan McDougall
2	Caitlin Mitropolis	13	Tristan Davies on behalf of Melbourne Heritage Action
3	Kevin O'Rafferty	14	Jack Leishman
4	Wayne Coles-Janess	15	Greg Branson
5	Sioux Clark	16	Max Leishman
6	Amanda Witt	17	Phillip Taylor-Bartels
7	Damian Thompson	18	Julie Taylor-Bartels
8	Fiona Griffiths	19	Justin Flanagan
9	Ingrid Curry	20	Fiona McLeod
10	Kristen Solury	21	Paul Morgan
11	Shane Rogers		

Appendix B Parties to the Panel Hearing

Submitter	Represented by
Melbourne City Council	Mr Ian Munt of Counsel, who called expert evidence from: - Jim Gard'ner of GJM Heritage on Heritage.
Berjaya Developments Pty Ltd	Mr John Cicero of Best Hooper who called expert evidence from: - Robyn Riddett of Anthemion Consultancies on Heritage - Peter Barrett of Peter Andrew Barrett on Heritage.
Melbourne Heritage Action	Mr Tristen Davies.

Appendix C Document list

No.	Date	Description	Provided by
1	26/11/19	Correspondence from Melbourne Heritage Action, Lovell Chen and GJM Heritage to the City of Melbourne	Council
1a	28/11/19	Council Part A submission	Mr I. Munt
2	3/12/19	Evidence report Jim Gard'ner	Council
3	4/12/19	Evidence report Robyn Riddett	Council
4	4/12/19	Evidence report Peter Barrett	Council
5	9/12/19	Chart House plans	Mr I. Munt
6	9/12/19	Chart House plans and engineering drawings	Mr J. Cicero
7	9/12/19	Photo Little Bourke Street circa 1950	Mr J. Cicero
8	9/12/19	Photos of Chart House façade and materials	Mr J. Cicero
9	9/12/19	Photos of the laneways in the Gilford and Hardware Lane Precinct	Mr J. Cicero
10	9/12/19	Photos - Chart House hotel entrance alterations 2008	Mr J. Cicero
11	9/12/19	Council Part B submission	Mr I. Munt
12	9/12/19	Chart House façade photos	Ms R. Riddett
13	9/12/19	Chart House photos and materials	Ms R. Riddett
14	9/12/19	Pebbledash information sheet	Ms R. Riddett
15	9/12/19	Pebbledash removal and replacement options	Ms R. Riddett
16	9/12/19	372-378 Little Bourke Street Notes for Panel – MHA	Mr T. Davies
17	10/12/19	Submission on behalf of Berjaya Developments Pty Ltd	Mr J Cicero
18	10/12/19	Closing submission on behalf of Council	Mr I. Munt

*Planning and Environment Act 1987***MELBOURNE PLANNING SCHEME****AMENDMENT C365MELB****EXPLANATORY REPORT****Who is the planning authority?**

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

Land affected by the amendment

The amendment applies to land at 372-378 Little Bourke Street, Melbourne.

The subject site, known as Chart House, is located on the north side of Little Bourke Street, between Elizabeth and Queen Streets, on the west corner of Niagara Lane (see map below).

**What the amendment does**

The amendment proposes to replace the interim Heritage Overlay control applying to 372-378 Little Bourke Street which identifies the entirety of the building as contributory to the Guildford and Hardware Laneways Precinct (HO1205), with a permanent Heritage Overlay control, [but with the building listed as non-contributory](#).

The interim heritage control was applied via Amendment C355melb in August 2019.

Specifically, the amendment:

- Applies the Heritage Overlay to 372-378 Little Bourke Street on a permanent basis, recognising the ~~entirety of the subject~~ site as ~~contributory to~~ [part of](#) the Guildford and Hardware Lane Heritage Precinct (HO1205).

- ~~Amends the following incorporated documents in the Schedule to Clause 72.04:~~
 - ~~Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory by updating its title to Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory (Amended September 2019).~~
 - ~~Guildford and Hardware Laneways Heritage Study (May 2017): Statements of Significance, November 2018 (Amended May 2019) by updating its title to Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance (Amended September 2019), removing the reference to the interim heritage control applying to 372-378 Little Bourke Street and updating the description relating to the property.~~
- Amends the schedule to Clause 43.01 (Heritage Overlay) to remove reference to the interim heritage control applying to 372-278 Little Bourke Street ~~and updates all references within the schedule to the titles of the above incorporated documents.~~
- ~~Updates the local policy reference at Clause 22.04 to reflect the amended date of the Guildford and Hardware Laneways Heritage Study and title of the Statements of Significance.~~
-
- [Amends the schedule to Clause 72.04 to update the titles of the incorporated documents so that they are consistent to other references within the planning scheme.](#)
- Amends the Planning Scheme Map No 8HO1 to update the Guildford and Hardware Laneways Precinct (HO1205) with a permanent Heritage Overlay control for this property.

Strategic Assessment of the amendment

Why is the amendment required?

The amendment is required to provide permanent heritage protection to the building at 372-378 Little Bourke Street, to recognise the entirety of the property as ~~contributory to part of~~ the Guildford and Hardware Laneways Precinct, as identified in the amended *Guildford and Hardware Laneways Heritage Study May 2017 (updated ~~September 2019~~ [October 2018](#))*. Application of the Heritage Overlay on a permanent basis will ensure that [future development on the site is consistent with the objectives and requirements of the Heritage Overlay \(Clause 43.01\) and Heritage Policy \(Clause 22.04\)](#) in keeping with the key attributes of the Heritage Precinct.

~~The building, known as Chart House, is a six-storey interwar era former warehouse/factory/office with shops to Little Bourke Street. It has been identified as contributory to the Guildford and Hardware Laneways Precinct as it is within the valued date range of buildings in the Precinct and is an example of the Precinct's valued historical patterns and land uses.~~

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

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

- 4(1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- 4(1)(g) – to balance the present and future interests of all Victorians.

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

Environmental

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

Social and Economic

The recognition of buildings, streetscapes and precincts contributes to an understanding of Melbourne's social and architectural history. The protection of heritage places ensures that the unique character, appeal and interest of the central city area are retained for the benefit of locals and visitors.

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

The amendment is expected to have further economic benefits by increasing certainty, facilitating decision making and minimising time delays in planning applications, as it confirms the heritage status of the subject property.

Does the amendment address relevant bushfire risk?

The amendment will not result in any increase in bushfire risk.

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

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

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

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

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

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

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

- 15.01-1 (Urban design) – to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.
- 15.03-1 (Heritage conservation) – to ensure the conservation of places of heritage significance.

By including 372-378 Little Bourke Street within the Heritage Overlay on a permanent basis, the Amendment will ensure that the building's site's contribution to the Heritage Precinct is taken into account in future planning applications. ~~protected, conserved and enhanced. The Heritage Overlay will require that before any changes are made to the building, consideration is given to the building's contribution to the Heritage Precinct and will encourage potential future development that is designed and sited to respect the building's contribution to the Heritage Precinct.~~

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

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

Clause 21.06-2 (Heritage) of the Municipal Strategic Statement which seeks *to conserve and enhance places and precincts of identified cultural heritage significance.*

Clause 22.04 (Heritage Places within the Capital City Zone) of the LPPF which seeks to *conserve and enhance all heritage places* as well as to *promote the identification, protection and management of aboriginal cultural heritage values*.

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

The amendment makes proper use of the Victoria Planning Provisions (VPP). The Heritage Overlay is the proper VPP tool for the introduction of heritage controls over a place of heritage significance. The amendment makes proper use of the incorporated documents to clearly outline the heritage significance of the place affected by the amendment.

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

The views of relevant agencies will be sought during the exhibition of the amendment.

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

The amendment is unlikely to have any impact on the transport system as defined by section 3 of the *Transport Integration Act 2010*.

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

The amendment will not have any significant impact on the resource and administrative costs of the Responsible Authority.

There is a small cost imposed in relation to the payment of standard amendment request fees .

Where you may inspect this amendment

The amendment can be viewed on the City of Melbourne's Participate Website at: <https://participate.melbourne.vic.gov.au/amendmentc365>

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

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

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

Submissions

~~Any person who may be affected by the Amendment may make a submission to the planning authority. The date for submissions about the Amendment to be received is Thursday 7 November 2019.~~

~~A submission must be sent to:~~

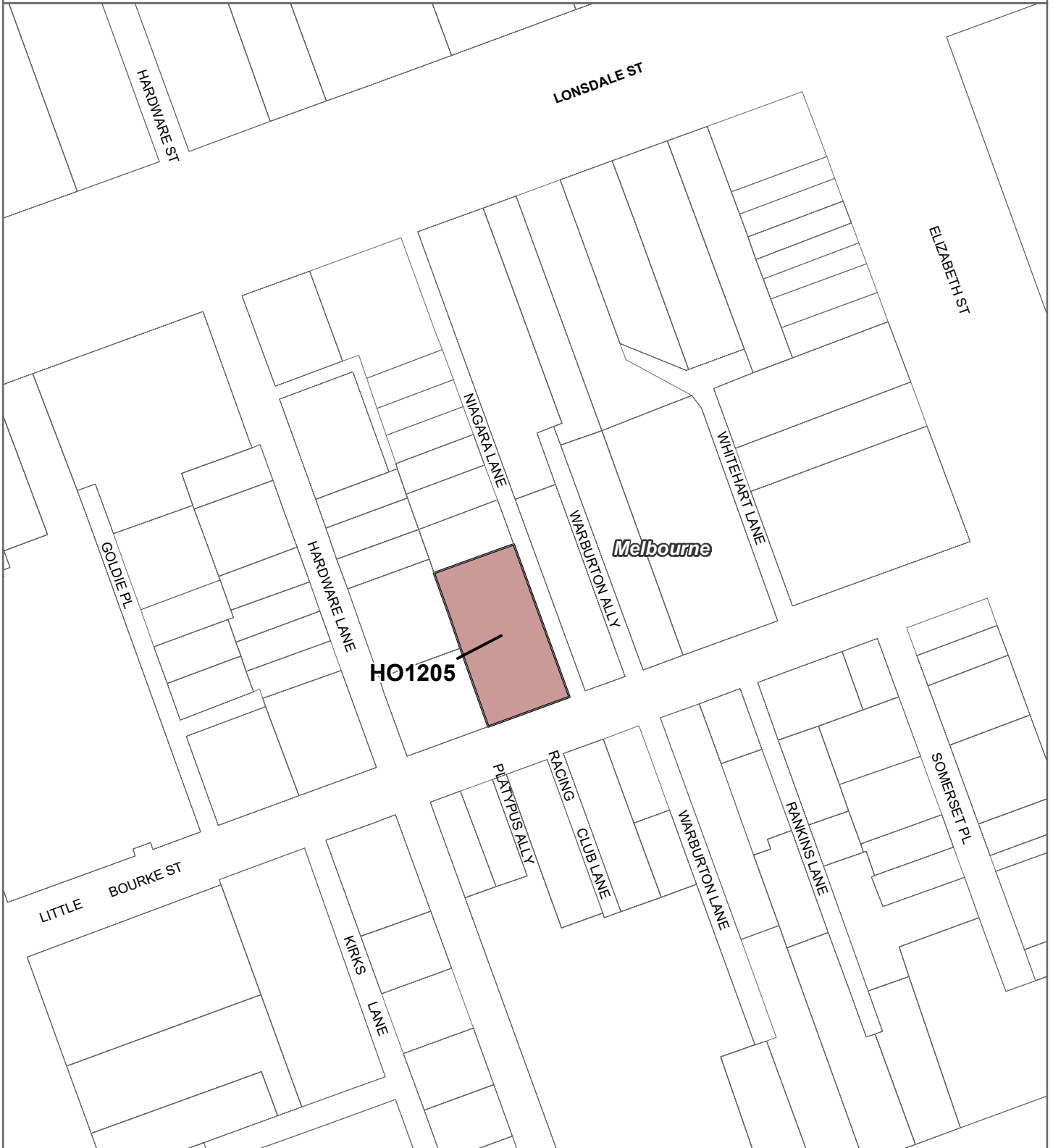
~~Tanya Wolkenberg, Team Leader Heritage City of Melbourne and lodged either:~~

- ~~• Participate Melbourne: <https://participate.melbourne.vic.gov.au/amendmentc365>~~
- ~~• Email to: PlanningPolicy@melbourne.vic.gov.au~~
- ~~• By post to: Tanya Wolkenberg, Team Leader Heritage, City of Melbourne, GPO Box 1603, MELBOURNE VIC 3001~~



Panel hearing dates

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

- ~~Directions hearing: 18 November 2019~~
- ~~Panel hearing: 28 & 29 November 2019~~



LEGEND

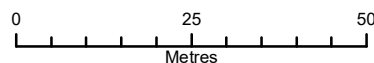
-  HO - Heritage Overlay
-  Local Government Area



Part of Planning Scheme Map 8HO1

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Planning Group
 Print Date: 5/09/2019
 Amendment Version: 1



Environment,
 Land, Water
 and Planning

22.04**HERITAGE PLACES WITHIN THE CAPITAL CITY ZONE**42/98/2019 - / - / - - -
6274melb Proposed C365melb

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

Policy Basis

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

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

Objectives

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

Policy

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

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

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

Bank Place Precinct

Statement of Significance

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

Key Attributes

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

Bourke Hill Precinct

What is Significant

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

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

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

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

How is it Significant

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

Why is it Significant

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

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

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

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

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

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

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

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

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

The Bourke Hill Precinct is of 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.

Bourke West Precinct

Statement of Significance

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

Key Attributes

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

Collins East Precinct

Statement of Significance

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

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

Key Attributes

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

Flinders Gate Precinct

Statement of Significance

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

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

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

Key Attributes

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

Flinders Lane Precinct**Statement of Significance**

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

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

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

Key Attributes

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

Little Bourke Precinct**Statement of Significance**

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

A number of architecturally distinctive, community-oriented buildings were constructed in the heart of the precinct on Little Bourke Street. These included the Num Pon Soon Chinese Club House (1861) and the premises of leading Chinese merchant Sum Kum Lee (1888). However, the most obvious features of Chinatown were the Chinese themselves, their characteristic trades, and the often run-down general character of their quarter of the City. In the late 19th century, the

overwhelmingly Anglo-Celtic community stigmatised both the Chinese and their portion of the city for an association with vice but, for many Chinese, Little Bourke Street was a centre of trade and community life. Today, Chinatown's shops, restaurants and distinctive character are popular with many Melburnians and tourists as well as the Chinese community.

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

Key Attributes

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

Post Office Precinct

Statement of Significance

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

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

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

Key Attributes

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

The Block Precinct

Statement of Significance

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

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

Key Attributes

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

The Queen Victoria Market Precinct

Statement of Significance

What is Significant?

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

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

Key Attributes

- The historic character of the precinct as a retail area.

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

Little Lon Precinct

Statement of Significance

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

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

Key Attributes

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

Policy Reference

Urban Conservation in the City of Melbourne 1985

Central Activities District Conservation Study 1985

Harbour, Railways, Industrial Conservation

South Melbourne Conservation Study 1985

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

City North Heritage Review, RBA Architects 2013

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 (Updated October 2018)

29/03/2019
C351melb

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

Application requirements

18/10/2018
C304

None specified.

2.0

Heritage places ~~(+)~~

~~22/01/2020~~ - / - / - -
G367melb Proposed C365melb

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	PRECINCTS OUTSIDE THE CAPITAL CITY-ZONE							
HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	No	No	No	No
HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	Yes	No	No	No	No	No	No
HO1	<i>Carlton Precinct</i>	Yes	No	No	No	No	No	No
HO2	<i>East Melbourne & Jolimont Precinct</i>	Yes	No	No	No	No	No	No
HO1124	<i>Elizabeth Street North (Boulevard) Precinct</i> 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	Yes	No	No	No	No	No	No
HO9	<i>Kensington Precinct</i>	Yes	No	No	No	No	No	No
HO1122	<i>Lincoln Square South Precinct</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>11-31 Lincoln Square South & 631-645 Swanston Street, Carlton</i>							
HO3 Interim controlControls Expiry date: 22/04/2021 31 January 2020 - applies to 187 Stanley Street only	<i>North & West Melbourne Precinct</i>	Yes	No	No	No	No	No	No
HO4	<i>Parkville Precinct</i>	Yes	No	No	No	No	No	No
HO5	<i>South Melbourne Precinct</i>	Yes	No	No	No	No	No	No
HO6	<i>South Yarra Precinct</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	Yes	No	Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress	No	No	No	No
HO1123	<i>Villiers Street Precinct</i> <i>14-42 Villiers Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO992	<i>World Heritage Environs Area Precinct</i>	Yes	No	No	No	No	No	No
HO1162	<i>Barnett Street North Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1163	<i>Barnett Street South Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1164	<i>Kensington Railway Station Commercial & Residential Precinct</i>	Yes	No	No	No	-	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1165	<i>Lambeth Street Streetscape</i>	Yes	No	No	No	-	No	No
HO1166	<i>Parsons Street South Streetscape</i>	Yes	No	No	No	-	No	No
HO1167	<i>Parsons Street West Precinct</i>	Yes	No	No	No	-	No	No
HO1168	<i>Pridham Street North Residential Street North Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1169	<i>Rankins Road North Streetscape</i>	Yes	No	No	No	-	No	No
HO1170	<i>Smith Street Victorian Era Residential Streetscape</i>	Yes	No	No	No	-	No	No
HO1171	<i>William Adams' Investment House Streetscape</i>	Yes	No	No	No	-	No	No
HO1092	<p><i>Moonee Ponds Creek and Infrastructure Precinct</i></p> <p><i>The heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping stations 1-5, the water course with vegetated banks and existing channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i></p> <p>Incorporated plan: Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</p>	Yes	No	Yes	No	No	No	No
HO869	<p><i>Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital</i></p> <p><i>2-52 Gracie Street, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO455	<i>North and West Melbourne Biscuit Making & Flour Milling Precinct</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne							
	PRECINCTS INSIDE THE CAPITAL CITY ZONE							
HO1214 Interim control Expiry date: 2231/01/20242020	City Road Industrial and Warehouse Precinct Incorporated document: Southbank Heritage Inventory, FebruaryFeburary 2018 Statement of Significance: Southbank Statements of Significance, FebruaryFeburary 2018	Yes	No	No	No	No	No	No
HO503	Bank Place Precinct	Yes	No	No	No	No	No	No
HO500	Bourke Hill Precinct	Yes	No	No	No	No	No	No
HO501	Bourke West Precinct	Yes	No	No	No	No	No	No
HO502	The Block Precinct	Yes	No	No	No	No	No	No
HO504	Collins East Precinct	Yes	No	No	No	No	No	No
HO1290 Interim Control Expiry date: 29 May 2020	Drewery Lane Precinct Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1125	Elizabeth Street (CBD) Precinct	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>413-503 Elizabeth Street</i>							
HO1204	<i>Elizabeth Street West Precinct</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017:- Statements of Significance, November 2018 (Amended May 2019)	Yes	No	No	No	No	No	No
HO505	<i>Flinders Gate Precinct</i>	Yes	No	No	No	No	No	No
HO506	<i>Flinders Lane Precinct</i>	Yes	No	No	No	No	No	No
HO1205 Interim Control Expiry Date: 30 June 2020 Applies only to 372-378 Little Bourke Street, Melbourne	<i>Guildford & Hardware Laneways Precinct</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)	Yes	No	No	No	No	No	No
HO1286 Interim Control Expiry date: 29 May 2020	<i>Flinders Lane East Precinct</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance:	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO1287 Interim Control Expiry date: 29 May 2020	<i>Little Collins Street Precinct</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1297 Interim Control Expiry date: 29 May 2020	<i>Little Lonsdale Street Precinct</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO510	<i>Law Courts Precinct</i>	Yes	No	No	No	No	No	No
HO507	<i>Little Bourke Street Precinct</i>	Yes	No	No	No	No	No	No
HO509	<i>Post Office Precinct</i>	Yes	No	No	No	No	No	No
HO7	<i>Queen Victoria Market Precinct</i>	Yes	No	No	No	No	No	No
HO1288 Interim Control Expiry date: 29 May 2020	<i>Swanston Street North Precinct</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance:	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO1289 Interim Control Expiry date: 29 May 2020	<i>Swanston Street South Precinct</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO984	<i>Little Lon Precinct</i>	Yes	No	No	No	No	No	No
	TREES & GARDENS							
HO10	<i>Aboriginal Scarred Tree Fitzroy Gardens</i>	No	No	Yes	No	No	No	Yes
HO11	<i>Aboriginal Scarred Tree Royal Zoological Gardens</i>	No	No	Yes	No	No	No	Yes
HO14	<i>Aboriginal Burial Site Kings Domain</i>	No	No	No	No	No	No	Yes
HO402	<i>Royal Botanic Gardens, Birdwood Ave, Melbourne</i>	-	-	-	-	Yes Ref No H1459	Yes	No
HO512	<i>Chinese Honey Locusts Tree, King Street, Melbourne</i>		No	Yes	No	No	No	No
HO514	<i>Common Olive Tree, Little Lonsdale Street, Melbourne</i>	No	No	Yes	No	No	No	No
HO907	<i>Federal Oak, Parliament House Gardens, 110-160 Spring St, Melbourne</i>	-	-	-	-	Yes Ref No H1317		

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO883	<i>Fitzroy Gardens, Wellington Pde, Lansdowne St, Clarendon St and Albert St, East Melbourne</i>	-	-	-	-	Yes Ref No H1834	No	No
HO793	<i>Flagstaff Gardens, King St & William St & LaTrobe St & Dudley St, West Melbourne</i>	-	-	-	-	Yes Ref No H2041	Yes	No
HO69	<i>Royal Exhibition Building and Carlton Gardens (World Heritage Place), Nicholson Street & Victoria Street & Rathdowne Street & Carlton Street, Carlton</i>	-	-	-	-	Yes Ref No H1501	Yes	No
HO917	<i>Treasury Gardens, Spring Street, and Wellington Parade, Melbourne</i>	-	-	-	-	Yes Ref No H1887	Yes	No
HO1095	<i>Mature pepper tree row Part 208-292 Arden Street, North Melbourne The heritage place is the pepper tree row and land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>	No	No	Yes	No	No	No	No
HO1096	<i>Clayton Reserve, drinking fountain and plane trees which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter 201-241 Macaulay Road, North Melbourne</i>	Yes	No	Yes	No	No	No	No
	CARLTON							
HO17	<i>Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry Street, Carlton</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO800	<i>Pair of houses 56-58 Barry Street, Carlton</i>	Yes	No	No	No	No	No	No
HO1126	<i>Repcos Warehouse 90-104 Berkeley Street, Carlton</i>	Yes	No	No	No	No	No	No
HO803	<i>Former Modern Printing Company Warehouse 21 – 25 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	No
HO1127	<i>Former Modern Printing Company Factory 129-135 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	No
HO804	<i>Former Ingram Bros Warehouse 145 – 147 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	No
HO1130	<i>Former Baptist Kindergarten Part 197-235 Bouverie Street, Carlton (alternate address 233-235 Bouverie Street, Carlton)</i>	Yes	No	No	No	No	No	No
HO25	<i>Former Carlton & United Brewery, 2-76 Bouverie Street & Swanston Street, Carlton</i>	-	-	-	-	Yes Ref No H24	Yes	No
HO1128	<i>Former Pitman Books Building 158-164 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	No
HO1129	<i>House 166-170 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	No
HO27	<i>51 – 65 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No
HO28	<i>71 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO29	<i>83-87 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No
HO30	<i>101-111 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No
HO32	<i>199-201 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No
HO34	<i>245-257 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No
HO35	<i>18-22 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No
HO36	<i>50-56 Cardigan St, Carlton</i>	Yes	No	No	No	No	No	No
HO799	<i>Melbourne General Cemetery, College Crescent, Carlton North</i>	-	-	-	-	Yes Ref No H1788	Yes	No
HO39	<i>Drummond Terrace, 93-105 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H872	Yes	No
HO40	<i>Lothian Buildings, 175-179 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H372	Yes	No
HO41	<i>Shops and residences, 313-315 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H43	Yes	No
HO43	<i>Carlton Court House, 345-349 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H1467	Yes	No
HO37	<i>Rosaville, 46 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H408	Yes	No
HO38	<i>Medley Hall, 48 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H409	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO45	<i>Police Station, 334-344 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H1543	Yes	No
HO46	<i>518 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	No
HO49	<i>556 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	No
HO50	<i>576 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	No
HO51	<i>580 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	No
HO52	<i>614-618 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	No
HO44	<i>656-668 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	No
HO54	<i>708 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	No
HO924	<i>Underground Public Toilets, Faraday Street, Carlton</i>	-	-	-	-	Yes Ref No H2134	Yes	No
HO925	<i>La Mama Theatre Building, 205-207 Faraday St, Carlton</i>	-	-	-	-	Yes Ref No H1991	Yes	No
HO56	<i>272-278 Faraday St, Carlton</i>	Yes	No	No	No	No	No	No
HO57	<i>Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton</i>	-	-	-	-	Yes Ref No H1625	Yes	No
HO884	<i>Queen Elizabeth Maternal & Child Health Centre, 52-112 Keppel Street, 455-495 Cardigan Street & 960 Swanston Street, Carlton</i>	-	-	-	-	Yes Ref No H1813	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO59	<i>The 60L Green Building 62 Leicester St, Carlton</i>	Yes	No	No	No	No	No	No
HO62	<i>Pattison Terrace 148-152 Leicester St, Carlton</i>	Yes	No	No	No	No	No	No
HO85	<i>Carlton Inn 154-160 Leicester Street, Carlton (Alternate address is 175 Pelham St, Carlton)</i>	Yes	No	No	No	No	No	No
HO1131	<i>Former Astral Motor Wheel Works 51-61 Leicester Street, Carlton</i>	Yes	No	No	No	No	No	No
HO63	<i>Former Factory & Residence 119-125 Leicester St, Carlton</i>	Yes	No	No	No	No	No	No
HO1132	<i>Former Factory 135-139 Leicester Street, Carlton</i>	Yes	No	No	No	No	No	No
HO64	<i>1-31 Lygon St, Carlton</i>	Yes	No	No	No	No	No	No
HO65	<i>St Judes Anglican Church, 349-371 Lygon Street, 221-239 Palmerston Street & 2-34 Keppel Street, Carlton</i>	-	-	-	-	Yes Ref No H14	Yes	No
HO68	<i>Trades Hall, 2 Lygon Street & 172 Victoria Street, Carlton</i>	-	-	-	-	Yes Ref No H663	Yes	No
HO66	<i>Lygon Buildings, 98-126 Lygon Street and 68-72 Queensberry Street, Carlton</i>	-	-	-	-	Yes Ref No H406	Yes	No
HO67	<i>Holdsworth Buildings, 380 Lygon St, Carlton</i>	-	-	-	-	Yes Ref No H74	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO885	<i>Former Carlton Creche, 101-111 Neill Street, Carlton</i>	-	-	-	-	Yes Ref No H1864	Yes	No
HO70	<i>16-22 Orr St, Carlton</i>	Yes	No	No	No	No	No	No
HO71	<i>22-24 Palmerston St, Carlton</i>	Yes	No	No	No	No	No	No
HO976	<i>Church of All Nations and Organ, 180 Palmerston St, Carlton</i>	-	-	-	-	Yes Ref No H2179	Yes	No
HO81	<i>5-21 Pelham St, Carlton</i>	Yes	No	No	No	No	No	No
HO84	<i>Former C Huppert & Co. Factory 157-163 Pelham St, Carlton</i>	Yes	No	No	No	No	No	No
HO82	<i>96 Pelham St, Carlton</i>	Yes	No	No	No	No	No	No
HO83	<i>Former Residence 226 Pelham St, Carlton</i>	Yes	No	No	No	No	No	No
HO1159	<i>House 228 Pelham Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO926	<i>Cast Iron Urinal, Queensberry Street – North Side, East of Elizabeth Street, Carlton</i>	-	-	-	-	Yes Ref No H2137	No	No
HO927	<i>Cast Iron Urinal, Queensberry Street –South Side, West of Swanston Street, Carlton</i>	-	-	-	-	Yes Ref No H2138	No	No
HO87	<i>19 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO88	<i>Dalmeny House, 21 Queensberry St, Carlton</i>	-	-	-	-	Yes Ref No H525	Yes	No
HO89	<i>Cramond House, 23 Queensberry St and 4-12 Elm Tree Place, Carlton</i>	-	-	-	-	Yes Ref No H482	Yes	No
HO90	<i>59 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO91	<i>133-135 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO1136	<i>Former Factory 225-227 Queensberry Street, Carlton</i>	Yes	No	No	No	No	No	No
HO94	<i>Former Independent Mission Hall 229 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO95	<i>Former Mills Hotel 259 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO96	<i>106-108 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO97	<i>128-140 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO807	<i>144-146 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO1134	<i>Former Paton's Brake Replacement Factory 198-202 Queensberry street, Carlton</i>	Yes	No	No	No	No	No	No
HO99	<i>Shop 210 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO1135	<i>Carlton Tram Substation 214-222 Queensberry Street, Carlton</i>	-	-	-	-	Yes Ref No H2325	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO93	<i>Former Primary School No. 2365 224 Queensberry St, Carlton</i>	-	-	-	-	Yes Ref No H970	Yes	No
HO102	<i>Public Urinal, Queensberry St, Carlton</i>	Yes	No	No	No	No	No	No
HO103	<i>25-27 Rathdowne St, Carlton</i>	Yes	No	No	No	No	No	No
HO809	<i>29-31 Rathdowne St, Carlton</i>	Yes	No	No	No	No	No	No
HO104	<i>49 Rathdowne St, Carlton</i>	Yes	No	No	No	No	No	No
HO105	<i>Former Presbyterian Manse, 97-105 Rathdowne Street, Carlton</i>	-	-	-	-	Yes Ref No H17	Yes	No
HO106	<i>Primary School No. 2605, 201-231 Rathdowne St, Carlton</i>	-	-	-	-	Yes Ref No H1624	Yes	No
HO107	<i>Sacred Heart Catholic Church, 169-199 Rathdowne Street, 2-40 Pelham Street &154-184 Drummond Street, Carlton</i>	-	-	-	-	Yes Ref No H16	Yes	No
HO108	<i>Queensberry Hotel 593 Swanston St, Carlton</i>	Yes	No	No	No	No	No	No
HO810	<i>Shop 599 Swanston St, Carlton</i>	Yes	No	No	No	No	No	No
HO110	<i>625-629 Swanston St, Carlton</i>	Yes	No	No	No	No	No	No
HO111	<i>466 Swanston St, Carlton</i>	Yes	No	No	No	No	No	No
HO112	<i>508-512 Swanston St, Carlton</i>	Yes	No	No	No	No	No	No
HO113	<i>554-556 Swanston St, Carlton</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO811	630 Swanston St, Carlton	Yes	No	No	No	No	No	No
HO115	Former No 3 Carlton Fire Station, 644-658 Swanston St, Carlton	-	-	-	-	Yes Ref No H1320	Yes	No
HO116	676-682 Swanston St, Carlton	Yes	No	No	No	No	No	No
HO117	784-786 Swanston St, Carlton	Yes	No	No	No	No	No	No
HO912	Residence, 896-898 Swanston Street, Carlton	-	-	-	-	Yes Ref No H95	Yes	No
HO1299	Plumbers and Gasfitters Union Building, 50-52 Victoria Street, Carlton	-	-	-	-	Yes Ref No H2307	Yes	No
HO118	68-72 Victoria St, Carlton	Yes	No	No	No	No	No	No
	EAST MELBOURNE/ JOLIMONT							
HO928	Mary Mackillop House, 348-362 Albert Street, East Melbourne	-	-	-	-	Yes Ref No H1062	Yes	No
HO120	402-406 Albert St, East Melbourne	Yes	No	No	No	No	No	No
HO121	Terrace, 408 Albert St, East Melbourne	-	-	-	-	Yes Ref No H851	Yes	No
HO122	Victorian Artists Society, 428-430 Albert St, East Melbourne	-	-	-	-	Yes Ref No H634	Yes	No
HO123	Former Baptist Church House, 486-492 Albert St, East Melbourne	-	-	-	-	Yes Ref No H3	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO124	<i>East Melbourne Synagogue, 494-500 Albert St, East Melbourne</i>	-	-	-	-	Yes Ref No H495	Yes	No
HO125	<i>494-508 Albert St, East Melbourne</i>	Yes	No	No	No	No	No	No
HO128	<i>Old Men's Shelter, Powlett Reserve, 61-67 Albert Street & 150-152 Powlett Street, East Melbourne</i>	-	-	-	-	Yes Ref No H945	Yes	No
HO129	<i>St. Patricks Cathedral Precinct, 2-20 Gisborne Street, 2-60 Cathedral Place, 371-449 Albert Street, 7-9 Lansdowne Street, East Melbourne</i>	-	-	-	-	Yes Ref No H8	Yes	No
HO890	<i>Melbourne Cricket Ground, Brunton Ave, East Melbourne</i>	-	-	-	-	Yes Ref No H1928	Yes	No
HO134	<i>St. Hilda's House, 1-19 Clarendon St, East Melbourne</i>	-	-	-	-	Yes Ref No H481	Yes	No
HO130	<i>Philadelphia Robertson House (Mosspennoch), 22-40 Clarendon Street, East Melbourne</i>	-	-	-	-	Yes Ref No H420	Yes	No
HO131	<i>Bishopscourt, 84-122 Clarendon St, East Melbourne</i>	-	-	-	-	Yes Ref No H27	Yes	No
HO886	<i>Freemasons Hospital, 166 Clarendon Street, East Melbourne</i>	-	-	-	-	Yes Ref No H1972	Yes	No
HO132	<i>Residence, 202-206 Clarendon St, cnr Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H28	Yes	No
HO133	<i>Clarendon Terrace, 208-212 Clarendon St, East Melbourne</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H29		
HO136	<i>Residence, 191-197 George St, East Melbourne</i>	-	-	-	-	Yes Ref No H565	Yes	No
HO135	<i>Braemar, 176-180 George St, East Melbourne</i>	-	-	-	-	Yes Ref No H52	Yes	No
HO922	<i>Ola Cohn House, 41-43 Gipps Street, East Melbourne</i>	-	-	-	-	Yes Ref No H2002	Yes	No
HO986	<i>Residence, 104 Gipps Street, East Melbourne</i>	-	-	-	-	Yes Ref No H2131	Yes	No
HO138	<i>Little Parndon, 159 Gipps St, East Melbourne</i>	-	-	-	-	Yes Ref No H56	Yes	No
HO139	<i>Town House, 179 Gipps St, East Melbourne</i>	-	-	-	-	Yes Ref No H57	Yes	No
HO137	<i>Nepean Terrace, 128-132 Gipps Street, East Melbourne</i>	-	-	-	-	Yes Ref No H53	Yes	No
HO142	<i>St. Peters Eastern Hill Precinct, 13-19 Gisborne St & 453-479 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H9	Yes	No
HO143	<i>Eastern Hill Fire Station, 23-41 Gisborne Street, 446-476 Albert Street, & 108-122 Victoria Street, East Melbourne</i>	-	-	-	-	Yes Ref No H1042	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO144	<i>Town House, 115-117 Grey St, East Melbourne</i>	-	-	-	-	Yes Ref No H58	Yes	No
HO145	<i>Terrace, 128-132 Grey St, East Melbourne</i>	-	-	-	-	Yes Ref No H59	Yes	No
HO929	<i>Mercy Hospital, 145-161 Grey Street, East Melbourne</i>	-	-	-	-	Yes Ref No H1954	Yes	No
HO146	<i>St. John's Church, 1251-1289 Hoddle Street, 576-594 Victoria Pde & 2-30 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H757	Yes	No
HO147	<i>Chandos, 42-48 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H535	Yes	No
HO148	<i>Queen Bess Row, 72-76 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H602	Yes	No
HO149	<i>Fairhall, 154-156 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H60	Yes	No
HO887	<i>Residence, 157 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H61	Yes	No
HO150	<i>Cyprus Terrace, 158 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H62	Yes	No
HO151	<i>Cyprus Terrace, 160 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H63	Yes	No
HO152	<i>Cyprus Terrace, 162 Hotham St, East Melbourne</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H64		
HO153	<i>Cyprus Terrace, 164 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H65	Yes	No
HO192	<i>Residence, 12 Jolimont Terrace, East Melbourne</i>	-	-	-	-	Yes Ref No H513	Yes	No
HO193	<i>Residence, 32-34 Jolimont Terrace, East Melbourne</i>	-	-	-	-	Yes Ref No H514	Yes	No
HO154	<i>Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H797	Yes	No
HO888	<i>Tram Shelter, Cnr Macarthur St & St. Andrews Place, East Melbourne</i>	-	-	-	-	Yes Ref No H1870	Yes	No
HO127	<i>New Temple Church, 2-6 Morrison Place & 420-422 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H852	Yes	No
HO160	<i>Terrace, 8-10 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H853	Yes	No
HO161	<i>Terrace, 14-18 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H854	Yes	No
HO162	<i>Terrace, 20 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H855	Yes	No
HO163	<i>Terrace, 22 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H856	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO164	<i>Aubrey Bowen Wing, Royal Vict. Eye & Ear Hospital, Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H1724	Yes	No
HO930	<i>Cast Iron Urinal, Nicholson Street, East Melbourne</i>	-	-	-	-	Yes Ref No H2149	No	No
HO165	<i>ICI House, 1-4 Nicholson St & 510-532 Albert St, East Melbourne</i>	-	-	-	-	Yes Ref No H786	Yes	No
HO166	<i>Tasma Terrace, 2-12 Parliament Place & 34-40 St Andrews Place, East Melbourne</i>	-	-	-	-	Yes Ref No H1025	Yes	No
HO167	<i>Lutheran Church, 22-36 Parliament Place & 65-75 Cathedral Place, East Melbourne</i>	-	-	-	-	Yes Ref No H15	Yes	No
HO168	<i>Foynes, 52 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H499	Yes	No
HO169	<i>Eastcourt, 54 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H87	Yes	No
HO170	<i>Canterbury Terrace, 82-112 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H454	Yes	No
HO171	<i>Residence, 130 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H88	Yes	No
HO172	<i>The Opera House, 138 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H89	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO889	<i>East Collingwood Rifles Volunteer Orderly Room, 172-188 Powlett Street, East Melbourne</i>	-	-	-	-	Yes Ref No H1801	Yes	No
HO174	<i>Treasury Reserve Precinct, 3 Treasury Place, & St Andrews Place & Macarthur Street & 2 Treasury Place, East Melbourne, and Spring Street & 1 Treasury Place & 1 Macarthur Place, Melbourne</i>	-	-	-	-	Yes Ref No H1526	Yes	No
HO931	<i>Gordon Reserve, Spring Street and Macarthur Street, East Melbourne</i>	-	-	-	-	Yes Ref No H47	Yes	No
HO188	<i>Former Salvation Army Training Garrison, 68-88 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H554	Yes	No
HO179	<i>Terrace, 146-148 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H857	Yes	No
HO180	<i>Terrace, 150 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H858	Yes	No
HO812	<i>152 Victoria Pde, East Melbourne</i>	Yes	No	No	No	No	No	No
HO813	<i>160 Victoria Pde, East Melbourne</i>	Yes	No	No	No	No	No	No
HO181	<i>Ardee, 162-166 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H859	Yes	No
HO182	<i>Ensor, 168-172 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H860	Yes	No
HO183	<i>Church of the Holy Annunciation Evangelismos, 186-196 Victoria Parade, East Melbourne</i>	-	-	-	-	Yes Ref No H532	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO184	<i>Cathedral College, Former Christian Brothers College 'Parade', 256-278 Victoria Parade, East Melbourne</i>	-	-	-	-	Yes Ref No H20	Yes	No
HO185	<i>Terrace, 352-354 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H638	Yes	No
HO186	<i>Terrace, 356-358 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H639	Yes	No
HO187	<i>Former Victoria Brewery, 388-442 Victoria Parade, 148-200 Albert St & 187-225 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H624	Yes	No
HO189	<i>Ornamental Tramway Overhead Poles, Victoria Pde, East Melbourne (see also HO299)</i>	-	-	-	-	Yes Ref No H1023	Yes	No
HO173	<i>Former Yarra Park Primary School No. 1406, 2-40 Webb Lane, East Melbourne</i>	-	-	-	-	Yes Ref No H768	Yes	No
HO194	<i>Yarra Park & Former Grand Rank Cabman's Shelter near Footbridge, Wellington Pde and Punt Rd and Vale St and Jolimont Tce and Brunton Ave and Jolimont St, East Melbourne</i> <i>The heritage place includes</i> <i>Two Aboriginal Scarred Trees Yarra Park</i>	-	-	-	-	Yes Ref No H849 & Ref No H2251	Yes	No
HO190	<i>Elizabeth House, 86-92 Wellington Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H102	Yes	
HO921	<i>Jolimont Square, 95-133 Wellington Pde south and 49-55 Charles St and 50-62 Agnes St, East Melbourne</i>	-	-	-	-	Yes Ref No H2009	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO191	<i>Virginia, 116 Wellington Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H103	Yes	No
	FLEMINGTON							
HO221	<i>Royal Agricultural Showgrounds, 300 Epsom Road, Flemington</i> <i>The heritage place includes</i> <i>Cape Chestnut tree (Calodendron Capense)</i>	-	-	-	-	Yes Ref No H1329	Yes	No
HO272	<i>Flemington Racecourse, Epsom Road and Smithfield Road, Flemington</i>	-	-	-	-	Yes Ref No H2220	Yes	No
	KENSINGTON							
HO1091	<i>Kimpton & Sons Barastoc Products Provender Mill, later part Gaston Bros P/L work site</i> <i>Part 329-351 Arden Street, Kensington</i>	Yes	No	No	No	No	No	No
HO195	<i>Alfred Lawrence & Co Ltd offices and warehouse</i> <i>13-19 Barrett St, Kensington</i>	Yes	No	No	No	No	No	No
HO1097	<i>Limb Scurry & Limb and Alfred Lawrence Laboratories and works</i> <i>29-37 Barrett Street, Kensington (including alternate address 43 Bruce Street, Kensington)</i>	Yes	No	No	No	No	No	No
HO195	<i>13 Barrett St, Kensington</i>	Yes	No	No	No	No	No	No
HO198	<i>17 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO199	<i>21-29 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO200	<i>33-39 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO201	<i>59 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO202	<i>71-75 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO204	<i>83 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO205	<i>2 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO206	<i>16-18 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO207	<i>24-26 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO208	<i>34-38 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO209	<i>42-44 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO210	<i>62-68 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO815	<i>72-76 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO211	<i>90-98 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	No
HO863	<i>Railway Bridge, Bellair St, Kensington</i>	Yes	No	No	No	No	No	No
HO1098	<i>Railway gravitation shunting yards retaining wall and two Canary Island palms which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter East side of Bellair Street, Kensington</i>	Yes	No	Yes	No	No	No	No
HO1100	<i>Victorian Railways Kensington Signal Box and Pepper Tree which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Bellair Street</i>							
HO960	<i>2 Bellair Street, Kensington Railway Station, Kensington</i>	Yes	No	No	No	No	No	No
HO973	<i>Semaphore Rail Signals, Kensington</i>	Yes	No	No	No	No	No	No
HO954	<i>22 Bellair Street, former municipal offices, Kensington</i>	Yes	No	No	No	No	No	No
HO955	<i>114 Bellair Street, Kensington</i>	Yes	No	No	No	No	No	No
HO956	<i>Former Kensington Property Exchange, Office, Shop and Residences, 166-168 Bellair Street, Kensington</i>	-	-	-	-	Yes Ref No H1204	Yes	No
HO215	<i>1-3 Belmont Road, Kensington</i>	Yes	No	No	No	No	No	No
HO217	<i>7 Belmont Road, Kensington</i>	Yes	No	No	No	No	No	No
HO816	<i>5-7 Bruce Street, Kensington</i>	Yes	No	No	No	No	No	No
HO867	<i>Bridge Over Maribyrnong River at Dynon Road, Kensington</i>	No	No	No	No	No	No	No
HO1162	<i>Goldsbrough Row and Co. later Younghusband P/L Wool and Grain warehouses 2-50 Elizabeth Street, Kensington</i>	Yes	No	No	No	No	No	No
HO262	<i>Former Newmarket Saleyards & Abattoirs, Epsom Road & Smithfield Road, Kensington</i>	-	-	-	-	Yes Ref No H1430	Yes	No
HO223	<i>1-7 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	No
HO818	<i>17-21 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO227	<i>25 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	No
HO228	<i>29-33 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	No
HO230	<i>43 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	No
HO232	<i>15 Gower Street, Kensington</i>	Yes	No	No	No	No	No	No
HO233	<i>19 Gower Street, Kensington</i>	Yes	No	No	No	No	No	No
HO234	<i>27-37 Gower Street, Kensington</i>	Yes	No	No	No	No	No	No
HO236	<i>20-22 Gower Street, Kensington</i>	Yes	No	No	No	No	No	No
HO237	<i>5-9 Henry Street, Kensington</i>	Yes	No	No	No	No	No	No
HO238	<i>2-6 Henry Street, Kensington</i>	Yes	No	No	No	No	No	No
HO239	<i>1-39 Hobsons Road, Kensington</i>	Yes	No	No	No	No	No	No
HO240	<i>21-31 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO819	<i>35 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO241	<i>2-4 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO243	<i>24-26 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO244	<i>32-40 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO245	<i>46-52 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO246	<i>56 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO247	<i>60-68 Kensington Road, Kensington</i>	Yes	No	No	No	No	No	No
HO957	<i>McCracken Street, Kensington Primary School No. 2374 (1880-1881), Kensington</i>	Yes	No	No	No	No	No	No

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HO251	<i>R Lohn & Co Pty Ltd offices, factory and stores, later Kensington Community High School Part 369-391, 393-399 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	No
HO1094	<i>Duncan & Yeo Wool Store later R Lohn & Co P/L warehouse precinct 407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i>	Yes	No	No	No	No	No	No
HO253	<i>Bell and Wilson wool store Part 435-451 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	No
HO865	<i>521 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	No
HO866	<i>537-539 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	No
HO260	<i>Foot Bridge, Maribyrnong River, Kensington</i>	No	No	No	No	No	No	No
HO952	<i>Nottingham / Collett Street, Kensington</i>	Yes	No	No	No	No	No	No
HO1101	<i>Racecourse Road Railway Bridge, Upfield line Racecourse Road, Kensington</i>	Yes	No	No	No	No	No	No
HO959	<i>Former Burge Bros Factory, 135-157 Racecourse Road,, Kensington</i>	-	-	-	-	Yes Ref No H1216	Yes	No
HO1172	<i>201-223 Racecourse Road, Kensington</i>	Yes	No	No	No	No	No	No
HO958	<i>15-17 Rankins Road, Kensington</i>	Yes	No	No	No	No	No	No
HO963	<i>165 Rankins Road, Kensington - House</i>	Yes	No	No	No	No	No	No
HO1173	<i>25 Rankins Road Kensington</i>	Yes	No	No	No	No	No	No

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	<i>Former returns Sailors & Soldiers Imperial League of Australia</i>							
HO1174	<i>43 Rankins Road, Kensington-shop & residence</i>	Yes	No	No	No	No	No	No
HO1175	<i>45 Rankins Road, Kensington-Bates shop and part residence</i>	Yes	No	No	No	No	No	No
HO1176	<i>47 Rankins Road, Kensington-Bates shop and part residence</i>	Yes	No	No	No	No	No	No
HO1177	<i>49 Rankins Road, Kensington-Bates shop and part residence</i>	Yes	No	No	No	No	No	No
HO1102	<i>James Hill's factory and drop forge 57-59 Robertson Street, Kensington</i>	Yes	No	No	No	No	No	No
HO1103	<i>Crescent Manufacturing Company factory and offices later Cork & Seals P/L 64-68 Stubbs Street, Kensington</i>	Yes	No	No	No	No	No	No
HO1104	<i>Gibson & Son Pynerzone factory and offices, later Ross, Robbins P/L 106-166 Stubbs Street, Kensington</i>	Yes	No	No	No	No	No	No
HO265	<i>9 Westbourne Road, Kensington</i>	Yes	No	No	No	No	No	No
HO266	<i>17 Westbourne Road, Kensington</i>	Yes	No	No	No	No	No	No
HO267	<i>21-35 Westbourne Road & 2-6 Belmont Road, Kensington</i>	Yes	No	No	No	No	No	No
HO268	<i>43-45 Westbourne Road, Kensington</i>	Yes	No	No	No	No	No	No
HO868	<i>47-55 Westbourne Road, Kensington</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO269	<i>59 Westbourne Road, Kensington</i>	Yes	No	No	No	No	No	No
HO271	<i>69 Westbourne Road, Kensington</i>	Yes	No	No	No	No	No	No
	NORTH MELBOURNE							
HO283	<i>Former Cable Tram Engine House and Cable Tram Track Formation, 187-201 Abbotsford St, North Melbourne</i>	-	-	-	-	Yes Ref No H988	Yes	No
HO284	<i>480-482 Abbotsford St, North Melbourne</i>	Yes	No	No	No	No	Yes	No
HO1105	<i>Farrell' s stables Part 59-101 Alfred Street North Melbourne</i>	Yes	No	No	No	No	No	No
HO1106	<i>Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve, also North Melbourne football ground and Arden Street Oval. The heritage place is the oval and ramped margins only 204-206 Arden Street, North Melbourne (historic address is part 1-39 Macaulay Road, North Melbourne)</i>	No	No	No	No	No	No	No
HO288	<i>Former Metropolitan Meat Market, 1-3 Blackwood Street & 36-54 Courtney Street, North Melbourne</i>	-	-	-	-	Yes Ref No H42	Yes	No
HO287	<i>Former Shops 13-15 Blackwood St, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1108	<i>Kensington Hotel, former 2 Boundary Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1109	<i>Scrubb & Co Ammonia works, later Hotham or North Melbourne Community Centre</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Part, 49-53 Buncl Street, North Melbourne</i>							
HO289	<i>Brassey House, 111-115 Chapman St & 464 Abbotsford St, North Melbourne</i>	-	-	-	-	Yes Ref No H26	Yes	No
HO290	<i>Former factory 30-32 Courtney St, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1137	<i>Former Robert Burns Hotel 34 Courtney Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO291	<i>56-58 Courtney St, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1138	<i>Three Basalt Cottages Part (front) 64 Courtney Street and 1A Hotham Place North Melbourne (alternate address 60-62 Courtney Street, North Melbourne)</i>	Yes	No	No	No	No	No	No
HO292	<i>Former Presbyterian Union Memorial Church Complex, 49-61 Curzon Street, 2-22 Elm Street, 579-589 Queensberry Street, North Melbourne</i>	-	-	-	-	Yes Ref No H7	Yes	No
HO295	<i>North Melbourne Primary School No. 1402, Errol Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1139	<i>Former Exchange Hotel 37 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1140	<i>Chelsea House 55 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1142	<i>Pair of Shops</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>65-67 Flemington Road, North Melbourne</i>							
HO1143	<i>Phillymore & Ballymore 91-93 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1144	<i>Villa 95 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1145	<i>Pair of Terrace Houses 66-68 Harcourt Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO296	<i>St Mary's Church of England, 147-177 Howard Street, 408-434 Queensberry Street & 204-208 Chetwynd Street, North Melbourne</i>	-	-	-	-	Yes Ref No H10	Yes	No
HO1110	<i>Trevor Boiler & Engineering Co P/L offices and amenities 126-134 Langford Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1111	<i>Melbourne City Council Electric Supply substation and coal yard, later CitiPower 146-166 Laurens Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO286	<i>North Melbourne Swimming Baths 1-39 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO870	<i>Former Melbourne Omnibus Company Stables, 36-58 Macaulay Road, North Melbourne.</i>	-	-	-	-	Yes Ref No H1810	Yes	No
HO1112	<i>Austral Manufacturing Co offices, showroom, workshop Part 36-58 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1113	<i>Melbourne Gas Company gateway, wall and caretakers house Part 98-166 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO891	<i>Gas Regulating House, 60-96 Macaulay Road, North Melbourne</i>	-	-	-	-	Yes Ref No H1731	Yes	No
HO1114	<i>Melbourne Electric Supply, later, Citywide substation 46 Mark Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1146	<i>House 14 Mary Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1115	<i>St Georges church hall (Anglican) & kindergarten, later St Albans Church of England 55-57 Melrose Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1116	<i>Shandon & Moher cottages or maisonettes 4-6 Munster Terrace, North Melbourne</i>	Yes	No	No	No	No	No	No
HO298	<i>Burbage Terrace 180-186 Peel Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO299	<i>Ornamental Tramway Overhead Poles, Peel St, North Melbourne(see also HO189)</i>	-	-	-	-	Yes Ref No H1023	Yes	No
HO932	<i>Cast Iron Urinal, Queensberry Street, North Melbourne</i>	-	-	-	-	Yes Ref No H2139	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO987	<i>Former North Melbourne Town Hall and Municipal Buildings, 513 Queensberry Street and 52-68 Errol Street, North Melbourne</i>	-	-	-	-	Yes Ref No H2224	Yes	No
HO301	<i>Melb. College of Printing & Graphic Arts, 603-615 Queensberry St, North Melbourne</i>	-	-	-	-	Yes Ref No H1633	Yes	No
HO300	<i>Residence, 596-598 Queensberry St, North Melbourne</i>	-	-	-	-	Yes Ref No H91	Yes	No
HO953	<i>Racecourse Road/Alfred Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO473	<i>Hamilton's, later Beckett's house 29 Stawell Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1117	<i>Commonwealth Wool Store & Produce Company Ltd. Later Elder Smith & Co. Wool Stores 64-90 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1118	<i>Victoria Producers Co-operative Company Ltd. No. 5 Wools Store Part 85-105 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO304	<i>Osborne House, 454-458 Victoria Street, North Melbourne</i>	-	-	-	-	Yes Ref No H101	Yes	No
HO305	<i>Mulcahy's Hotel 700-708 Victoria St, North Melbourne</i>	Yes	No	No	No	No	No	No
HO306	<i>Timber House 48-50 Villiers St, North Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO871	<i>Former Grain Store 11 Wreckyn Street, North Melbourne</i>	Yes	No	No	No	No	No	No
	PARKVILLE							
HO898	<i>Anzac Hall, Brens Drive, Royal Park, Parkville</i>	-	-	-	-	Yes Ref No H1747	Yes	No
HO325	<i>Former Royal Park Psychiatric Hospital, 1-99 Cade Way & 1-29 Manchester Lane & 2-14 Kirrip Crescent, Parkville</i>	-	-	-	-	Yes Ref No H2062	Yes	No
HO308	<i>9-19 Church Street, Parkville</i>	Yes	No	No	No	No	No	No
HO310	<i>21-25 Church Street, Parkville</i>	Yes	No	No	No	No	No	No
HO364	<i>Melbourne Zoo (all land except for places included within the Victorian Heritage Register)</i>	No	No	Yes - <i>Eucalyptus camaldulensis</i> River Red Gum (North East of Main Entrance)	Yes	No	No	Yes – Aboriginal Scar Tree
HO828	<i>Royal Melbourne Zoological Gardens, Royal Park, Elliott Avenue, Parkville</i>	-	-	-	-	Yes Ref No H1074	Yes	-
HO363	<i>Carousel, Royal Melb. Zoological Gardens, Royal Park, Elliott Avenue, Parkville</i>	-	-	-	-	Yes Ref No H1064	Yes	No
HO311	<i>Parkville Post Office & Quarters, 69-73 Fitzgibbon Street & 27-37 Bayles St, Parkville</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H1167		
HO1093	<i>Royal Park, Flemington Road and Royal Parade and Gatehouse Street and The Avenue and Elliott Avenue and Park Street and Poplar Road and Macarthur Road and Oak Street and Brens Drive, Parkville</i>	-	-	-	-	Yes Ref No H2337	Yes	No
HO895	<i>Walmsley House, 1 Gatehouse Street, Parkville</i>	-	-	-	-	Yes Ref No H1946	Yes	No
HO313	<i>39 Manningham Street, Parkville</i>	Yes	No	No	No	No	No	No
HO933	<i>Women's Dressing Pavilion, Old Poplar Road, Parkville</i>	-	-	-	-	Yes Ref No H1585	No	No
HO314	<i>Mentone, 81 Park Drive, Parkville</i>	-	-	-	-	Yes Ref No H86	Yes	No
HO896	<i>Wardlow, 114-118 Park Drive & 39-43 Degraeves Street, Parkville</i>	-	-	-	-	Yes Ref No H1922	Yes	No
HO897	<i>Jennerian Building, CSL Ltd, 45 Poplar Road, Parkville</i>	-	-	-	-	Yes Ref No H1794	Yes	No
HO315	<i>North West Hospital, Parkville Campus, 36-56 Poplar Road, Parkville</i>	-	-	-	-	Yes Ref No H1725	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO977	<i>Royal Parade, Royal Parade, Parkville and Carlton North, and Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2198	Yes	No
HO312	<i>Former College Church, 149 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H394	Yes	No
HO316	<i>Former Police Station Complex, 155 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H1545	Yes	No
HO321	<i>Parkville Uniting Church, 171 Royal Parade, Parkville</i>	Yes	No	No	No	No	No	No
HO317	<i>Deloraine Terrace, 499-507 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H98	Yes	No
HO318	<i>Auld Reekie, 509-513 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H483	Yes	No
HO319	<i>Nocklofty, 551-559 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H456	Yes	No
HO978	<i>University High School, 77 Story Street, Parkville</i>	-	-	-	-	Yes Ref No H2183	Yes	No
HO322	<i>Selvetta, 22 The Avenue, Parkville</i>	-	-	-	-	Yes Ref No H99	Yes	No
	MELBOURNE UNIVERSITY							
HO323	<i>Ormond College, The University of Melbourne, 29-55 College Cres, Parkville</i>	-	-	-	-	Yes Ref No H728	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO324	<i>1888 Building, Part of Former Melbourne Teachers College, The University of Melbourne, 156-292 Grattan Street Parkville</i>	-	-	-	-	Yes Ref No H1508	Yes	No
HO988	<i>Part of Former Melbourne Teachers College, The University of Melbourne, 156-292 Grattan Street Parkville</i>	No	No	No	No	No	No	No
HO326	<i>Beaurepaire Centre, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H1045	Yes	No
HO327	<i>Behan Building, Trinity College, Royal Parade, Parkville</i>	Yes	No	No	No	No	No	No
HO328	<i>Clarke Building, Trinity College, The University of Melbourne, Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H100	Yes	No
HO329	<i>Botany Building, Uni of Melbourne (Excluding North Wing)</i>	Yes	No	No	No	No	No	No
HO330	<i>Chemistry Building, Uni of Melbourne (Excluding East Wing)</i>	Yes	No	No	No	No	No	No
HO331	<i>Colonial Bank Door, Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO332	<i>Conservatorium of Music & Melba Hall, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H925	Yes	No
HO333	<i>Cricket Pavilion & Scoreboard, Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO334	<i>Walter Boas Building, (Former CSIRO Science Bldg), Uni of Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO335	<i>Former Bank Façade (Old Commerce Building), Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO336	<i>Former National Museum (Student Union Bldg), Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO338	<i>Gatekeepers Cottage (excluding 1962 extension), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H919	Yes	No
HO339	<i>Grainger Museum, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H875	Yes	No
HO340	<i>Janet Clarke Hall, The University of Melbourne, 57-63 College Crescent, Parkville</i>	-	-	-	-	Yes Ref No H2334	Yes	No
HO341	<i>Natural Philosophy Bldg, Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO342	<i>Law School Building & Old Quadrangle, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H920	Yes	No
	<i>Old Arts Building, The University of Melbourne, 156 –292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H924	Yes	No
	<i>Old Physics Conference Room & Gallery, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H923	Yes	No
	<i>Underground Car Park, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H1004	Yes	No
HO343	<i>Main Entrance Gates (Gate 6), Pillars & Fence, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H918	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO344	<i>Newman College, The University of Melbourne, 871-945 Swanston Street, Parkville</i>	-	-	-	-	Yes Ref No H21	Yes	No
HO346	<i>Old Engineering Bldg (1899 section only), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	Yes	No	No	No	No	No	No
HO347	<i>Old Geology Bldg (northern section only), Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO348	<i>Old Pathology Building (excluding the Physics annex), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H922	Yes	No
HO350	<i>Baldwin Spencer Building, (Old Zoology), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H921	Yes	No
HO352	<i>Queens College Main Wings, Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO354	<i>Squash Courts, Trinity College, Royal Parade, Parkville</i>	Yes	No	No	No	No	No	No
HO355	<i>Systems Garden Tower, Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO357	<i>Trinity Chapel & College, Trinity College, Royal Parade, Parkville</i>	Yes	No	No	No	No	No	No
HO360	<i>University House, Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO361	<i>Wilson Hall, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H1012	Yes	No
HO362	<i>Northern Market Reserve Wall, Storey St & Flemington Rd & Park Drive, Parkville</i>	-	-	-	-	Yes	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H1920		
HO820	<i>Richard Berry Building, Uni of Melbourne</i>	Yes	No	No	No	No	No	No
HO821	<i>Vice Chancellor's House, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H1003	Yes	No
HO872	<i>Agriculture and Forestry Building, The University of Melbourne</i>	Yes	No	No	No	No	No	No
	SOUTH MELBOURNE / SOUTHBANK / DOCKLANDS/ PORT MELBOURNE							
HO1215 Interim control Expiry date: 2231/01/2024 2020	<i>Electricity substation thematic group:</i> 99A Sturt Street, Southbank 79 Fawkner Street, Southbank 33 Hancock Street, Southbank 7 Moray Street, Southbank 181 Sturt Street, Southbank Incorporated document: Southbank Heritage Inventory, February Feburary 2018 Statement of Significance: Southbank Statements of Significance, February Feburary 2018	Yes	No	No	No	No	No	No
HO1216 Interim control Expiry date:	<i>Bluestone pitched laneways group:</i> ▪ Anthony Lane SML246 between Coventry Street and Dorcas Street, Southbank	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
2231/01/20242020	<ul style="list-style-type: none"> ▪ Blakeney Place SML639 off Clarendon Street, Southbank ▪ lane off Catherine Street SM0477 between 18-24 Moray Street and 245-251 City Road, Southbank ▪ lane off City Road SM0199 from City Road, Southbank ▪ lane off Clarendon Street SM0337, adjacent to 54 Clarendon Street, Southbank ▪ Fawkner Street between Southbank Boulevard and Power Street, Southbank ▪ Haig Lane between Kings Way and Clarke Street, Southbank ▪ lane off Hancock Street SM549 between 11 – 15 Hancock Street, Southbank ▪ lane off Power Street PL5195, to 173 City Road, Southbank ▪ Wells Place SML609, Sml 247 and Sml 248 from Dodds Street and between Wells Street and Anthony Lane, Southbank <p>Incorporated document: Southbank Heritage Inventory, February 2018</p> <p>Statement of Significance: Southbank Statements of Significance, February 2018</p>							
HO1218 Interim control	<p>New St John's Lutheran Church, 20 City Road, Southbank</p> <p>Incorporated document:</p>	Yes	Yes	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 2231/01/2024 2020	Southbank Heritage Inventory, February Feburary 2018 Statement of Significance: Southbank Statements of Significance, February Feburary 2018							
HO366	115-141 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO367	157-165 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO368	171 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO369	J H Boyd Girls High School, 207-229 City Road, Southbank	-	-	-	-	Yes Ref No H769	Yes	No
HO370	235-237 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO371	269-271 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO374	272 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO375	278- 282 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO376	300 City Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO1222 Interim control	Eckersley & Sons, 93-103 Clarendon Street, Southbank Incorporated document: Southbank Heritage Inventory, February Feburary 2018 Statement of Significance: Southbank Statements of Significance, February Feburary 2018	Yes	No	No	No	No	No	No
Expiry date: 2231/01/2024 2020								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1223 <i>Interim-control</i> Expiry date: <i>2231/01/2024</i> 2020	<i>Melbourne and Metropolitan Tramways Board Electricity Substation 'S', 67-69 Clarke Street, Southbank</i> Incorporated document: Southbank Heritage Inventory, <i>February</i> Feburary 2018 Statement of Significance: Southbank Statements of Significance, <i>February</i> Feburary 2018	Yes	No	No	No	No	No	No
HO764	<i>Duke & Orr's Dry Dock, 1-27 South Wharf Promenade, South Wharf and Cargo Sheds, 4,5,6,7,8,9, 4-9 South Wharf Road, South Wharf</i>	-	-	-	-	Yes Ref No H1096 & Ref No H891	Yes	No
HO377	<i>109-117 Clarendon Street, Sth Melbourne</i>	Yes	No	No	No	No	No	No
HO765	<i>Robur Tea Building, 28 Clarendon Street, Southbank</i>	-	-	-	-	Yes Ref No H526	Yes	No
HO378	<i>Clarendon St Bridge, Sth Melbourne</i>	Yes	No	No	No	No	No	No
HO914	<i>No. 2 Goods Shed, 707 Collins Street and 733 Bourke Street, Docklands</i>	-	-	-	-	Yes Ref No H933	No	No
HO1224 <i>Interim-control</i> Expiry date: <i>2231/01/2024</i> 2020	<i>Thornycroft (Aust) Ltd later Herald Sun Television Studio, 49-61 Coventry Street and 50 Dorcas Street, Southbank</i> Incorporated document: Southbank Heritage Inventory, <i>February</i> Feburary 2018	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Southbank Statements of Significance, February Feburary 2018							
HO650	<i>Missions to Seamen, 717 Flinders Street, Docklands</i>	-	-	-	-	Yes Ref No H1496	Yes	No
HO918	<i>Berth No. 5, North Wharf, 731-739 Flinders Street, Docklands</i>	-	-	-	-	Yes Ref No H1798		
HO916	<i>Queens Warehouse, 749-755 Collins Street, Docklands</i>	-	-	-	-	Yes Ref No H1211	Yes	No
HO651	<i>Retaining Wall, 614-666 Flinders Street, Docklands</i>	-	-	-	-	Yes Ref No H932	No	No
HO380	<i>46-48 Haig Street, Sth Melbourne</i>	Yes	No	No	No	No	No	No
HO381	<i>93 Kavanagh Street, Sth Melbourne</i>	Yes	No	No	No	No	No	No
HO384	<i>40-46 Kavanagh Street, Sth Melbourne</i>	Yes	No	No	No	No	No	No
HO934	<i>Former Commonwealth Aircraft Corporation Hangar, 344-370 Lorimer Street and 231-249 Todd Road, Port Melbourne</i>	-	-	-	-	Yes Ref No H94	Yes	No
HO1200 Interim control Control Expiry date: 22 Date: 31/01/20242020	<i>Former Castlemaine Brewery, 107-127, 129-131, and 133 Queens Bridge Street, Southbank</i>	Yes	Yes – uppermost two floors only of 129-131 Queens	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
			Bridge Street (tower)					
HO1229 Interim control Expiry date: 2231/01/2024 2020	<i>Robur Tea Company factory-warehouse, 107-127 Queens Bridge Street, Southbank</i> Incorporated document: Southbank Heritage Inventory, February Feburary 2018 Statement of Significance: Southbank Statements of Significance, February Feburary 2018	Yes	No	No	No	No	No	No
HO763	<i>Jones Bond Store, 1 Riverside Quay, Southbank</i>	-	-	-	-	Yes Ref No H828	Yes	No
HO760	<i>Victorian Arts Centre, 2-128 St. Kilda Road, 1-9 Sturt St & 93-115 Southbank Rd, Southbank</i>	-	-	-	-	Yes Ref No H1500 & part Ref No H1447 & part Ref No H2378	Yes	No
HO1298	<i>Forward Surge, 100 St. Kilda Road, Southbank</i>	-	-	-	-	Yes Ref No H2378 & part Ref No H1500 & part Ref No H2359	No	No
HO792	<i>National Gallery of Victoria, 130-200 St. Kilda Road & 93-115 Southbank Road, Southbank</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H1499		
HO910	Former Victoria Police Depot, 234 St. Kilda Rd, 1-39 Dodds St & 148-170 Southbank Blvd, Southbank	-	-	-	-	Yes Ref No H1541	Yes	No
HO387	234-254 St. Kilda Road, Sth Melbourne	Yes	No	No	No	No	No	No
HO498	Former Victorian Railway Headquarters, 33-67 Spencer Street, Docklands	-	-	-	-	Yes Ref No H699	Yes	No
HO388	23-31 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	No
HO389	43-45 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	No
HO1201 Interim control Expiry date: 2231/01/2024	PMG Postal Workshops, Garage & Stores, 45-99 Sturt Street Southbank	Yes	No	No	No	No	No	No
HO390	113-115 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	No
HO391	102-118 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	No
HO1230 Interim-control Expiry date: 2231/01/2024	Commonwealth Artificial Limb Factory, 242-246 Sturt Street, Southbank Incorporated document: Southbank Heritage Inventory, February 2018 Statement of Significance: Southbank Statements of Significance, February 2018	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO762	<i>Sandridge Railway Line Bridge, Over Yarra River, Southbank and Melbourne</i>	-	-	-	-	Yes Ref No H994	Yes	No
HO915	<i>Victoria Dock, Harbour Esplanade, Victoria Harbour Promenade, North Wharf Road, Docklands Drive and Newquay Promenade, Docklands</i>	-	-	-	-	Yes Ref No H1720	Yes	No
	SOUTH YARRA							
HO832	<i>23-25 Acland Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO395	<i>Morell Bridge, over Yarra River, Anderson Street, Sth Yarra</i>	-	-	-	-	Yes Ref No H1440	Yes	No
HO833	<i>1 Alexandra Avenue, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO405	<i>17 Clowes Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO406	<i>31 Clowes Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO407	<i>63 Clowes Street, Sth Yarra</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	Yes	No	No	No	No	No	No
HO408	<i>4 Clowes Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO834	<i>8 Clowes Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO409	<i>54 Clowes Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO410	<i>72 Clowes Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO411	<i>80 Clowes Street, Sth Yarra</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1232	<i>Fenner House, 228 Domain Road, Sth Yarra</i>	-	-	-	-	Yes Ref No H2350	Yes	No
HO399	<i>Airlie, 254-260 Domain Road, Sth Yarra</i>	-	-	-	-	Yes Ref No H1619	Yes	No
HO397	<i>Government House Complex, Government House Drive, Sth Yarra</i>	-	-	-	-	Yes Ref No H1620	Yes	No
HO421	<i>Hoddle Bridge, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO423	<i>1 Mona Place, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO424	<i>11 Mona Place, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO425	<i>15 Mona Place, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO426	<i>2-8 Mona Place, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO427	<i>16-20 Mona Place, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO401	<i>Anglican Christ Church, 683-701 Punt Road (Cnr Toorak & Punt Roads), Sth Yarra</i>	-	-	-	-	Yes Ref No H635	Yes	No
HO412	<i>783 Punt Road, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO413	<i>789 Punt Road, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO415	<i>919, 923 & 927 Punt Road, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO420	<i>955 Punt Road, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO835	<i>11-13 Tivoli Place, Sth Yarra</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1233	<i>Fawkner Park, 24-88 Commercial Road, Sth Yarra</i>	-	-	-	-	Yes Ref No H2361	Yes	-
HO428	<i>63-67 Walsh Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO429	<i>83 Walsh Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO430	<i>111-117 Walsh Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO836	<i>185 Walsh Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO433	<i>225 Walsh Street, Sth Yarra</i>	Yes	No	No	No	No	No	No
HO435	<i>281 Walsh Street, Sth Yarra</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	Yes	No	No	No	No	No	No
HO851	<i>Adjacent 281 Walsh Street, Sth Yarra</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	Yes	No	No	No	No	No	No
HO852	<i>285 Walsh Street, Sth Yarra</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	Yes	No	No	No	No	No	No
HO437	<i>291 Walsh Street, Sth Yarra</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO439	327 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO440	42-48 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO442	56-66 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO443	90-100 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO445	126 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO446	160 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO447	210 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO448	240 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO837	270 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO451	276-280 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO453	Robin Boyd House II, 290 Walsh Street, Sth Yarra	-	-	-	-	Yes Ref No H2105	Yes	No
HO454	310 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
HO457	322 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	No
	WEST MELBOURNE							
HO261	Railway Bridge over Maribyrnong River, West Melbourne	-	-	-	-	Yes Ref No H1213	No	No
HO1178 Interim controlControls	J. Gadsden Pty Ltd., 17-37 Abbotsford Street, West Melbourne	Yes	No	No	No	No	No	No



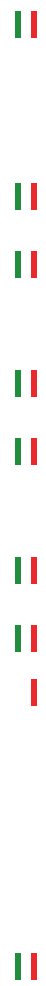
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 2231/01/2024 2020								
HO1179 Interim controlControls Expiry date: 2231/01/2024 2020	<i>Corris or Jones House, 136 Adderley Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO838	<i>Heaton House, 279 Adderley Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO459	<i>162-164 Adderley Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO455	<i>3-21 Anderson Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO839	<i>Bentley's row houses 6-12 Anderson Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO770 Interim controlControls Expiry date: 2231/01/2024 2020 - applies only to 15-21 Boughton Place	<i>Inter-war industrial precinct 33-43, 45-47, 55-67 Batman Street, 15-21 Boughton Place and 34-36, 38 Jeffcott Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO1181 Interim controlControls Expiry date: 2231/01/2024 2020	<i>Autocar Industries Proprietary Limited Assembling and Motor Body Works, 100-154 Batman Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO461	<i>Residence, 62 Capel Street, West Melbourne</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H630		
HO462	<i>Residence, 64 Capel Street, West Melbourne</i>	-	-	-	-	Yes Ref No H631	Yes	No
HO463	<i>31 Dudley Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO1183	<i>Festival Hall, 272-306 Dudley Street, West Melbourne</i>	-	-	-	-	Yes Ref No H2386	Yes	No
HO464	<i>Primary School No. 1689, Eades Place, West Melbourne</i>	Yes	No	No	No	No	No	No
HO979	<i>St Mary Star of the Sea Church Complex, 33 Howard Street and 235-273 Victoria Street, West Melbourne</i>	-	-	-	-	Yes Ref No H2182	Yes	No
HO840	<i>Harrison's Railway Hotel, 118-126 Ireland Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO862	<i>13-17 Jeffcott Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO935	<i>Underground Public Toilets, King & Hawke Streets, West Melbourne</i>	-	-	-	-	Yes Ref No H2133	No	No
HO475	<i>Former Phoenix Clothing Company, 347-349 King Street & 4-8 Phoenix Lane, West Melbourne</i>	-	-	-	-	Yes Ref No H801	Yes	No
HO477	<i>Langdon Building, 351-355 King St, West Melbourne</i>	-	-	-	-	Yes Ref No H527	Yes	No
HO841	<i>357-369 King Street, West Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO842	411-415 King Street, West Melbourne	Yes	No	No	No	No	No	No
HO478	St. James Old Cathedral, 419-437 King Street & 2-24 Batman St, West Melbourne	-	-	-	-	Yes Ref No H11	Yes	No
HO860	439 King Street, West Melbourne	Yes	No	No	No	No	No	No
HO1187 Interim control Controls Expiry date: 2231/01/2021 2020	Gair Manufacturing Company Pty. Ltd Bulk Store, 461-467 King Street, West Melbourne	Yes	No	No	No	No	No	No
HO1188 Interim control Controls Expiry date: 2231/01/2021 2020	West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices 469-471 King Street, West Melbourne	Yes	No	No	No	No	No	No
HO774	555-557 King Street, West Melbourne	Yes	No	No	No	No	No	No
HO1119	Sisalkraft Distributors P/L store and offices, later CFMEU offices 152-160 Miller Street, West Melbourne	Yes	No	No	No	No	No	No
HO302	North Melbourne Railway Station Complex, 189 Railway Place, West Melbourne	-	-	-	-	Yes Ref No H1582	Yes	No
HO843	159 - 163 Roden Street, West Melbourne	Yes	No	No	No	No	No	No
HO844 Interim control Controls	Wigton cottages and palms, 171 - 179 Roden Street, West Melbourne	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 2231/01/2024 2020 - applies to 171 Roden Street only								
HO1192 Interim control Controls Expiry date: 2231/01/2024 2020	<i>Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., 101-107 Rosslyn Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO1194 Interim control Controls Expiry date: 2231/01/2024 2020	<i>Australian Biscuit Company Ltd. Stores, 298-302 Rosslyn Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO771 Interim control Controls Expiry date: 2231/01/2024 2020 - interim controls-apply to all properties except 355 Spencer Street	<i>Sands & McDougall precinct 115, 133-137 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 & 371 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO779	<i>405 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO780	<i>437-441 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO1196 Interim control Controls	<i>Brown's factory, later Preston Motors Pty. Ltd., 445 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 22/31/01/2021 2020								
HO781	<i>Hotel Spencer, 475 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO782	<i>491-501 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO845 Interim control Controls Expiry date: 22/31/01/2021 2020 - applies to 503 Spencer Street only	<i>503-511 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO783	<i>519-523 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO1197 Interim control Controls Expiry date: 31/01/2020 22/04/2021	<i>Associated Taxi Services offices and service station, later Embassy café and service station, 541-547 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO785	<i>362-364 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO786	<i>384-390 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO787	<i>420 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO788	<i>502 Spencer Street, West Melbourne</i>	Yes	No	No	No	No	No	No
HO1198 Interim control Controls	<i>Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part 31-47 rear Stanley Street, West Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 22 31/01/ 2021 2020								
HO469	61-67 Stanley Street, West Melbourne	Yes	No	No	No	No	No	No
HO1199 Interim controls Controls Expiry date: 22 31/01/ 2021 2020	Alfred Hasker, later Barrett Bros and Burston and Company Pty. Ltd. maltsters, part former complex, 62-80 Stanley Street, West Melbourne	Yes	No	No	No	No	No	No
HO470	95-101 Stanley Street, West Melbourne	Yes	No	No	No	No	No	No
HO471	138-140 Stanley Street, West Melbourne	Yes	No	No	No	No	No	No
HO496	Queen Victoria Market, 65-159 Victoria St, West Melbourne	-	-	-	-	Yes Ref No H734	Yes	No
	MELBOURNE							
HO515	Warehouse, 61-69 A'Beckett St, Melbourne	-	-	-	-	Yes Ref No H980	Yes	No
HO516	71-73 A'Beckett St, Melbourne	Yes	No	No	No	No	No	No
HO993	104 A'Beckett Street	Yes	No	No	No	No	No	No
HO1148	Former Factory 144-148 A'Beckett Street, Melbourne	Yes	No	No	No	No	No	No
HO994	111-125 A'Beckett Street	Yes	No	No	No	No	No	No
HO517	217-219 A'Beckett St, Melbourne	Yes	No	No	No	No	No	No
HO995 Interim Controls	Grange Lynne Pty Ltd, 185-187 A'Beckett Street, Melbourne	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry Date: 29 May 2020	<p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>							
HO528	<i>Former Royal Australian Army Medical Corps Training Depot, 239 A'Beckett Street, Melbourne</i>	-	-	-	-	Yes Ref No H717	Yes	No
HO908	<i>Sidney Myer Music Bowl, Alexandra Avenue, Melbourne</i>	-	-	-	-	Yes Ref No H1772	Yes	No
HO518	<i>Mitre Tavern, 5-9 Bank Place, Melbourne</i>	-	-	-	-	Yes Ref No H464	Yes	No
HO520	<i>11 Bank Place, Melbourne</i>	Yes	No	No	No	No	No	No
HO519	<i>4 Bank Place, Melbourne</i>	Yes	No	No	No	No	No	No
HO521	<i>Melbourne Savage Club, 12-16 Bank Place, Melbourne</i>	-	-	-	-	Yes Ref No H25	Yes	No
HO522	<i>18-20 Bank Place, Melbourne</i>	Yes	No	No	No	No	No	No
HO900	<i>Olympic Swimming Stadium, 10-30 Olympic Boulevard, Melbourne</i>	-	-	-	-	Yes Ref No H1977	Yes	No
HO394	<i>Yarra Bank (Speakers Corner), Batman Avenue, Melbourne</i>	-	-	-	-	Yes Ref No H1363	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO523	<i>Princes Walk Vaults, 1-9 Batman Ave, Melbourne</i>	-	-	-	-	Yes Ref No H646	Yes	No
HO1149	<i>Former Gladstone Motors Building 213-221 Berkeley Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO396	<i>Former Observatory Site, Birdwood Ave, Melbourne</i>	-	-	-	-	Yes Ref No H1087	Yes	No
HO499	<i>Melbourne University Boat Club Shed, Boathouse Drive, Melbourne</i>	-	-	-	-	Yes Ref No H682	Yes	No
HO525	<i>19-21 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO526	<i>23-29 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO527	<i>35-37 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO530	<i>39-43 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO531	<i>51-53 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO533	<i>Salvation Army Temple, 65-71 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H436	Yes	No
HO536	<i>75-77 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1094	<i>Former Hoyts Cinema Centre, 134-144 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2335	Yes	No
HO996	<i>160-162 Bourke Street</i>	Yes	No	No	No	No	No	No
HO997	<i>164-166 Bourke Street</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO998	168-174 Bourke Street	Yes	No	No	No	No	No	No
HO1237 Interim control Expiry date: 29 May 2020	Shop, 171 Bourke Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1237 Interim control Expiry date: 29 May 2020	Shops, 173-175 Bourke Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO999	179-183 Bourke Street	Yes	No	No	No	No	No	No
HO1000	180-182 Bourke Street	Yes	No	No	No	No	No	No
HO1001	193-199 Bourke Street	Yes	No	No	No	No	No	No
HO1239 Interim control Expiry date: 29 May 2020	Shops and residences, 201-207 Bourke Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1240 Interim control Expiry date: 29 May 2020	<i>Shops and residences, 209-215 Bourke Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO541	<i>271-281 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO980	<i>David Jones Store (Former Buckley & Nunn) 294-312 Bourke Street and 285-295 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2153	Yes	No
HO768	<i>David Jones Store (Former Coles) 299-307 Bourke Street and 276-286 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2154	Yes	No
HO543	<i>Royal Arcade, 331-339 Bourke Street, & 148 –150 Elizabeth Street & 308-316 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H23	Yes	No
HO545	<i>349-357 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1004	<i>415-419 Bourke Street</i>	Yes	No	No	No	No	No	No
HO1005	<i>418-420 Bourke Street</i>	Yes	No	No	No	No	No	No
HO546	<i>Former Kaye, Butchart & Co offices 421 Bourke Street, Melbourne</i> Incorporated document:	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance:</p> <p>Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>							
HO901	<i>Eagle House, 473 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H1807	Yes	No
HO549	<i>Former Gollin & Company Building, 561-563 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H685	Yes	No
HO550	<i>Old Bourke Street West Police Station & Cell Block, 621-633 Bourke Street, Melbourne</i> <i>The heritage place includes Pear tree, Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H655	Yes	No
HO551	<i>St Augustines Catholic Church & former School, 635-653 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2	Yes	No
HO553	<i>Former Melbourne Tramway and Omnibus Company Building, 669-675 Bourke Street & 20-38 Godfrey St, Melbourne</i>	-	-	-	-	Yes Ref No H785	Yes	No
HO524	<i>2-18 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO529	<i>32-38 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO532	<i>Job Warehouse (or Crossleys Building), 54-62 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H435	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO534	66-70 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO535	72-74 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO537	Café Florentino, 78-84 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H493	Yes	No
HO538	86 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO539	Former London Chartered Bank, 88-90 Bourke Street & 162 Exhibition Street, Melbourne	-	-	-	-	Yes Ref No H22	Yes	No
HO1244 Interim control Expiry date: 29 May 2020	Shops, residence and former bank 146-150 Bourke Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1266 Interim control Expiry date: 29 May 2020	Former Patersons Pty Ltd Building 152-158 Bourke Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO540	Former Bank of New South Wales, (Westpac Bank), 190-192 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H799	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1002 Interim Controls Expiry Date: 29 May 2020	<i>Hoyts Mid City Cinemas, 194-200 Bourke Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	Yes	No	No	No	No	No	No
HO990	<i>Former Commonwealth Bank, 219-225 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2264	Yes	No
HO1243 Interim control Expiry date: 29 May 2020	<i>Former Palmer's Emporium, 220 Bourke Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO542	<i>Myer Melbourne (Former Myer Emporium) 314--336 Bourke Street & 275-321 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H2100	Yes	No
HO544	<i>General Post Office, 338-352 Bourke Street, 188-218 Elizabeth Street & 323-337 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H903	Yes	No
HO1206	<i>Former Pellegrini & Co premises 388-390 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>							
HO1207	<p><i>414-416 Bourke Street, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO1006 Interim Controls Expiry Date: 29 May 2020	<p><i>Law Institute of Victoria (former London Assurance House), 468-470 Bourke Street, Melbourne</i></p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>	Yes	No	No	No		No	No
HO547	<p><i>Equity Chambers, 472 Bourke Street, Melbourne</i></p>	-	-	-	-	Yes Ref No H2249	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1242 Interim control Expiry date: 29 May 2020	<i>Commercial building, 480 Bourke Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1241 Interim control Expiry date: 29 May 2020	<i>Former Victorian Amateur Turf Club, 482-484 Bourke Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO548	<i>Goldsborough Mort Building, 516-526 Bourke Street & 152-162 William Street, Melbourne</i>	-	-	-	-	Yes Ref No H104	Yes	No
HO552	<i>640-668 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO554	<i>Former Mail Exchange, 672-696 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H881	Yes	No
HO479	<i>Building No. 4 RMIT, Bowen Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO480	<i>Building No. 2,3,5,6& 7 RMIT, Bowen Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO555	<i>House 17 Casselden Place, Melbourne</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H2267		
HO556	15-17 Celestial Ave, Melbourne	Yes	No	No	No	No	No	No
HO557	16-18 Celestial Ave, Melbourne	Yes	No	No	No	No	No	No
HO558	Museum of Chinese/Australian History, Cohen Place, Melbourne	Yes	No	No	No	No	No	No
HO559	Alcaston House, 2 Collins Street & 69-81 Spring Street, Melbourne	-	-	-	-	Yes Ref No H500	Yes	No
HO560	Anzac House, 4-6 Collins Street, Melbourne	-	-	-	-	Yes Ref No H415	Yes	No
HO561	5-9 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO562	Portland House, 8 Collins Street, Melbourne	-	-	-	-	Yes Ref No H417	Yes	No
HO563	Victor Horsley Chambers, 12 Collins Street, Melbourne	-	-	-	-	Yes Ref No H474	Yes	No
HO564	14-16 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1265 Interim control Expiry date: 29 May 2020	13-15 Collins Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO565	<i>The Melbourne Club, 36-50 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H30	Yes	No
HO566	<i>Melville House, 52-54 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H607	Yes	No
HO567	<i>Former Commercial Bank of Australia, 68-72 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H422	Yes	No
HO568	<i>71-87 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO569	<i>74 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO572	<i>86-88 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO573	<i>107 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO574	<i>Professional Chambers, 110-118 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H414	Yes	No
HO575	<i>Austral Buildings, 115-119 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H472	Yes	No
HO576	<i>St Michaels Uniting Church, 122-136 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H4	Yes	No
HO577	<i>133-139 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO578	<i>Scots Church, 140-154 Collins Street Melbourne</i>	-	-	-	-	Yes Ref No H5	Yes	No
HO579	<i>141-153 Collins Street, Melbourne</i>	Yes	No	No.	No	No	No	No
HO580	<i>Assembly Hall, 156-160 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H418	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO581	<i>Formerly the Auditorium, 167-173 Collins Street & 172-180 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H416	Yes	No
HO582	<i>162-168 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO583	<i>Baptist Church, 170-174 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H6	Yes	No
HO584	<i>175-177 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO585	<i>176-180 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO586	<i>181-187 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO846	<i>182 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO587	<i>Melbourne Athenaeum, 184-192 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H501	Yes	No
HO589	<i>Regent Theatre, 191-197 Collins Street & 186-200 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H690	Yes	No
HO590	<i>Manchester Unity Building, 220-226 Collins Street, & 91-107 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H411	Yes	No
HO591	<i>Former Fourth Victoria Building, 241-245 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H1542	Yes	No
HO592	<i>Newspaper House Mosaic, 247-249 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H447	Yes	No
HO593	<i>250-252 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO594	<i>259-263 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO595	<i>Former National Bank of Australasia Head Office, 271-285 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2064	Yes	No
HO596	<i>Block Arcade, 280-286 Collins Street & 96-102 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H32	Yes	No
HO597	<i>287-301 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO598	<i>288-304 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO602	<i>Former Commercial Bank of Australia, Banking Chamber & Entrance, 327-343 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H35	Yes	No
HO1007	<i>338 Collins Street</i>	Yes	No	No	No	No	No	No
HO1090	<i>340-342 Collins Street</i>	Yes	No	No	No	No	No	No
HO603	<i>Former Mercantile Bank, 345-349 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H467	Yes	No
HO604	<i>ANZ Bank, 376-390 Collins Street and Former Safe Deposit Building, 90 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H34 & Ref No H451	Yes	No
HO605	<i>Former National Mutual Life Association Building, 389-399 Collins Street & 59-69 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H36	Yes	No
HO606	<i>ANZ Bank, 394-398 Collins Street & 73-83 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H33	Yes	No
HO607	<i>400-402 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO608	401-417 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1008 Expiry Date: 29 May 2020	<i>Praemium House, former Atlas Assurance building, 404-406 Collins Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	Yes	No	No	No	No	No	No
HO1009	409-413 Collins Street	Yes	No	No	No	No	No	No
HO610	<i>Former AMP Building, 419-429 Collins Street & 64-74 Market Street, Melbourne</i>	-	-	-	-	Yes Ref No H421	Yes	No
HO609	422-428 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1010 Interim Controls Expiry Date: 29 May 2020	<i>Royal Insurance Group building, 430-442 Collins Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	Yes	No	No	No	No	No	No
HO1012	464-466 Collins Street	Yes	No	No	No	No	No	No
HO611	<i>Olderfleet Building, 471-477 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H37	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO902	<i>Record Chambers, 479-481 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H38	Yes	No
HO903	<i>South Australian Insurance Building, 483-485 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H39	Yes	No
HO612	<i>Winfield Building, 487-495 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H40	Yes	No
HO904	<i>Rialto Building, 497-503 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H41	Yes	No
HO613	<i>Former New Zealand Loan & Mercantile Company Ltd Building, 538-544 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H478	Yes	No
HO614	<i>Former McPhersons Building 546-566 Collins Street & 27 Francis Street, Melbourne</i>	-	-	-	-	Yes Ref No H942	Yes	No
HO1013	<i>615-623 Collins Street</i>	Yes	No	No	No	No	No	No
HO422	<i>Linay Pavilion, Ward 7 and Ward 9, the Alfred Hospital, 55 Commercial Road, Melbourne</i>	-	-	-	-	Yes Ref No H2295	Yes	No
HO1245 Interim control Expiry date: 29 May 2020	<i>1-5 Coverlid Place, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO905	<i>Dovers Building, 5-7 Drewery Lane, Melbourne</i>	-	-	-	-	Yes Ref No H802	Yes	No
HO1014	<i>9-13 Drewery Lane</i>	Yes	No	No	No	No	No	No
HO1267 Interim control Expiry date: 29 May 2020	<i>Warehouse, 11-15 Duckboard Place, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO936	<i>Underground Public Toilets, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2110	Yes	No
HO937	<i>Underground Public Toilets, Elizabeth & Victoria Streets, Melbourne</i> <i>Womens Christian Temperance Union Drinking Fountain, Victoria Square, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2111 & Ref No H194	Yes	No
HO938	<i>Hosies Hotel Mural, 1-5 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2094 & part Ref No H1083	No	No
HO1246 Interim control Expiry date: 29 May 2020	<i>Excelsior House, 17-19 Elizabeth Street, Melbourne</i> Incorporated document:	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO1015	<i>21-23 Elizabeth Street</i>	Yes	No	No	No	No	No	No
HO1247 Interim control Expiry date: 29 May 2020	<i>Former Universal House, 25 Elizabeth Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO615	<i>55-65 Elizabeth Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO616	<i>97-117 Elizabeth Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO617	<i>Melbourne City Building, 112-118 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H437	Yes	No
HO1016	<i>215-217 Elizabeth Street</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance:	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018- (Amended May 2019)							
HO981	<p><i>Shops, 195 Elizabeth Street, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018-(Amended May 2019)</p>	-	-	-	-	Yes Ref No H2155	Yes	No
HO618	<p><i>245-269 Elizabeth Street, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018-(Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO715	<p><i>Mitchell House, 352-358 Lonsdale Street, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance:</p>	-	-	-	-	Yes Ref No H2232	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018- (Amended May 2019)							
HO1017	<p>299 Elizabeth Street</p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018-(Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO1018	<p>303-305 Elizabeth Street</p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018-(Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO1019	<p>351-357 Elizabeth Street</p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance:</p>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018- (Amended May 2019)							
HO1020	380 Elizabeth Street	Yes	No	No	No	No	No	No
HO1021	384 Elizabeth Street	Yes	No	No	No	No	No	No
HO1022	441-447 Elizabeth Street	Yes	No	No	No	No	No	No
HO1025	473-481 Elizabeth Street	Yes	No	No	No	No	No	No
HO1150	Former Veall's Building 490-494 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	No
HO294	Former Melford Motors, 615-645 Elizabeth Street, Melbourne	-	-	-	-	Yes Ref No H2306	Yes	No
HO630	189-195 Exhibition Street, Melbourne	Yes	No	No	No	No	No	No
HO1026	30-40 Exhibition Street	Yes	No	No	No	No	No	No
HO1027	53-55 Exhibition Street	Yes	No	No	No	No	No	No
HO1028	104-110 Exhibition Street	Yes	No	No	No	No	No	No
HO631	Her Majesty's Theatre, 199-227 Exhibition Street & 84-98 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H641	Yes	No
HO632	Comedy Theatre, 228-240 Exhibition Street, Melbourne	-	-	-	-	Yes Ref No H2273	Yes	No
HO633	266-272 Exhibition Street, Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO635	<i>Former Mickveh Yisrael Synagogue and School, 275-285 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H766	Yes	No
HO636	<i>280-282 Exhibition Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1029	<i>309 Exhibition Street</i>	Yes	No	No	No	No	No	No
HO861	<i>355-359 Exhibition Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO637	<i>Milton House, 21-25 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H582	Yes	No
HO1030	<i>61-73 Flinders Lane</i>	Yes	No	No	No	No	No	No
HO1270 Interim control Expiry date: 29 May 2020	<i>Swiss Club of Victoria, 87-89 Flinders Lane, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1032	<i>125-127 Flinders Lane</i>	Yes	No	No	No	No	No	No
HO638	<i>Warehouse, 129-131 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H428	Yes	No
HO1292 Interim control Expiry date: 29 May 2020	<i>Former Bank of New South Wales, 137-139 Flinders Lane, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO1033	<i>141-143 Flinders Lane</i>	Yes	No	No	No	No	No	No
HO639	<i>167-173 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO640	<i>197-203 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO642	<i>Ross House, 247-251 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H627	Yes	No
HO643	<i>253-265 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO645	<i>267-279 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO647	<i>325-347 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO648	<i>Tavistock House, 383-387 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H787	Yes	No
HO641	<i>234-236 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO644	<i>258-260 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO646	<i>302-308 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO1271 Interim control Expiry date: 29 May 2020	<i>Gordon Buildings, 384-386 Flinders Lane, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance:	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO1034	26-30 <i>Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1035	76-80 <i>Flinders Street</i>	Yes	No	No	No	No	No	No
HO766	<i>Former Herald & Weekly Times Building, 46-74 Flinders Street and 2-8 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H1147	Yes	No
HO1272 Interim control Expiry date: 29 May 2020	<i>Dreman Building, 96-98 Flinders Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1273 Interim control Expiry date: 29 May 2020	<i>Sunday School Union of Victoria, 100-102 Flinders Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1036	130-132 <i>Flinders Street</i>	Yes	No	No	No	No	No	No
HO1274 Interim control	<i>Epstein House, 134-136 Flinders Street, Melbourne</i>	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 29 May 2020	Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO652	<i>Duke of Wellington Hotel, 142-148 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H1175	Yes	No
HO653	<i>Former State Theatre, 150-162 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H438	Yes	No
HO654	<i>194-196 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO655	<i>St Pauls Cathedral Precinct, 198-202 Flinders Street, 24-40 Swanston Street & 197-205 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H18	Yes	No
HO649	<i>Flinders Street Railway Station Complex, 207-361 Flinders Street, Melbourne and Underground Public Toilets, Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H1083 & Ref No H2148 & part Ref No H2094	Yes	No
HO656	<i>256-268 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO658	<i>292-298 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO659	<i>Commercial Travellers Association Building, 318-324 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H934	Yes	No
HO1037	<i>360-372 Flinders Street</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO660	<i>390-398 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO661	<i>Former Customs House, 400 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H1047	Yes	No
HO662	<i>502-504 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1038	<i>508-510 Flinders Street</i>	Yes	No	No	No	No	No	No
HO1039	<i>516-518 Flinders Street</i>	Yes	No	No	No	No	No	No
HO1040	<i>520-522 Flinders Street</i>	Yes	No	No	No	No	No	No
HO1041	<i>562-564 Flinders Street</i>	Yes	No	No	No	No	No	No
HO483	<i>RMIT Building No. 9, 1-55 Franklin Street, Melbourne</i>	-	-	-	-	Yes Ref No H1506	Yes	No
HO663	<i>Macs Hotel, 34-38 Franklin Street, Melbourne</i>	-	-	-	-	Yes Ref No H51	Yes	No
HO1152	<i>Former TAA Building 42-56 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1042	<i>63-67 Franklin Street</i>	Yes	No	No	No	No	No	No
HO664	<i>Currie and Richards Warehouse, 79-81 Franklin Street & 3 Stewart Street, Melbourne</i>	-	-	-	-	Yes Ref No H440	Yes	No
HO1153	<i>Former Store 139-141 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1154	<i>Former A G Healing Building</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	167-175 Franklin Street, Melbourne							
HO1155	Café Building 211-213 Franklin Street, Melbourne	Yes	No	No	No	No	No	No
HO1157	Former A G Way Factory & Co (2) Rear 215-223 Franklin Street, Melbourne (Alternate address 186-190 A'Beckett Street, Melbourne)	Yes	No	No	No	No	No	No
HO1158	Former T A T Electric Co. factory 225-227 Franklin Street, Melbourne	Yes	No	No	No	No	No	No
HO1152	Former TAA Building 42-56 Franklin Street, Melbourne	Yes	No	No	No	No	No	No
HO1043	96-102 Franklin Street	Yes	No	No	No	No	No	No
HO1248 Interim control Expiry date: 29 May 2020	Citipower (formerly Melbourne City Council Substation) 23-25 George Parade, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1044	4-6 and 8 Goldie Place Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance:	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018- (Amended May 2019)							
HO665	<p><i>Former Penman & Dalziel warehouse</i> 55-57 Hardware Street, Melbourne</p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018-(Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO667	<p><i>Dynon's Building</i> 63-77 Hardware Lane, Melbourne</p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017:- Statements of Significance, November 2018-(Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO666	<p><i>60-66 Hardware Street, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018-(Amended May 2019)</p>							
HO1045	<p><i>106-112 Hardware Street</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018-(Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018-(Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO668	<p><i>11-13 Heffernan Lane, Melbourne</i></p>	Yes	No	No	No	No	No	No
HO669	<p><i>14-18 Heffernan Lane, Melbourne</i></p>	Yes	No	No	No	No	No	No
HO1268 Interim control Expiry date: 29 May 2020	<p><i>Former Zander's No 2 Store, 11 Highlander Lane, Melbourne</i></p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>	No	No	No	No	No	No	No
HO1269 Interim control Expiry date: 29 May 2020	<p><i>Warehouse, 11A Highlander Lane, Melbourne</i></p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p>	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO1046	<i>12-20 King Street</i>	Yes	No	No	No	No	No	No
HO1250 Interim control Expiry date: 29 May 2020	<i>Former Melbourne Shipping Exchange, 25 King Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO671	<i>27-31 King Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1047	<i>115-129 King Street</i>	Yes	No	No	No	No	No	No
HO1048	<i>131-135 King Street</i>	Yes	No	No	No	No	No	No
HO678	<i>239-241 King Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO670	<i>Former Zanders No 3 Warehouse, 22-24 King Street, Melbourne</i>	-	-	-	-	Yes Ref No H430	Yes	No
HO672	<i>42-44 King Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO673	<i>Former Levicks and Piper Wholesale Ironmongers Warehouse, 46-52 King Street, Melbourne</i>	-	-	-	-	Yes Ref No H431	Yes	No
HO674	<i>54-60 King Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO675	<i>Former York Butter Factory, 62-66 King Street, Melbourne</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H396		
HO676	<i>120-138 King Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO677	<i>Former F. Blight and Co. Warehouse, 234-244 King Street & 579-585 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H66	Yes	No
HO679	<i>248-250 King Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1252 Interim control Expiry date: 29 May 2020	<i>Former Walton and Scott engineering works, 307-309 King Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO680	<i>Shop and residence, 328-330 King Street, Melbourne</i>	-	-	-	-	Yes Ref No H465	Yes	No
HO681	<i>Former Coops Shot Tower and Flanking Building, Knox Place, Melbourne</i>	-	-	-	-	Yes Ref No H67	Yes	No
HO940	<i>Cast Iron Urinal, La Trobe Street, Melbourne</i>	-	-	-	-	Yes Ref No H2140	No	No
HO1275 Interim control Expiry date: 29 May 2020	<i>Former Turn Verein Hall, later Grand United Order of Oddfellows Hall, 30-34 La Trobe Street, Melbourne</i> Incorporated document:	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO982	<i>Francis Ormond Building (RMIT Building 1), 124-126 La Trobe Street, Melbourne</i>	-	-	-	-	Yes Ref No H2157	Yes	No
HO481	<i>Former Foresters Hall, 168-170 La Trobe Street, Melbourne</i>	-	-	-	-	Yes Ref No H1495	Yes	No
HO1049	<i>284-294 La Trobe Street</i>	Yes	No	No	No	No	No	No
HO682	<i>Welsh Church and Hall, 320 La Trobe Street, Melbourne</i>	-	-	-	-	Yes Ref No H536	Yes	No
HO1208	<i>Former John Dickinson & Co warehouse 337-339 La Trobe Street, Melbourne</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)	Yes	No	No	No	No	No	No
HO684	<i>William Angliss College, 537-557 La Trobe Street and 552-578 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H1507		
HO941	<i>William Angliss College (Balance), 537-557 La Trobe Street and 552-578 Little Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO685	<i>Gordon House, 24-38 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H443	Yes	No
HO923	<i>Former Angliss & Co Stables, 40-44 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2028	Yes	No
HO686	<i>93 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO687	<i>105-109 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO688	<i>108-110 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO689	<i>Sum Kum Lee, 112-114 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H442	Yes	No
HO690	<i>113-125 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO691	<i>116-118 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO692	<i>Chinese Mission Church, 196 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2175	Yes	No
HO693	<i>Num Pon Soon Society Building, 200-202 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H485	Yes	No
HO694	<i>204-206 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO695	212-220 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO696	232-238 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO697	Former Money Order Post Office and Savings Bank, 318 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H623	Yes	No
HO1050	361-363 Little Bourke Street Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)	Yes	No	No	No	No	No	No
HO1051	362-364 Little Bourke Street Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)	Yes	No	No	No	No	No	No
HO1052	365-367 Little Bourke Street Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>							
HO1053	373-375 Little Bourke Street	Yes	No	No	No	No	No	No
HO1054	434-436 Little Bourke Street.	Yes	No	No	No	No	No	No
HO698	Federal Court of Australia, 442-460 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H1476	Yes	No
HO699	493-495 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO700	Rear of 558 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO701	562-566 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO1276 Interim control Expiry date: 29 May 2020	<p>Shop, 37 Little Collins Street, Melbourne</p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>	No	No	No	No	No	No	No
HO1277 Interim control Expiry date: 29 May 2020	<p>Former Wenley Motor Garage, 39-41 Little Collins Street, Melbourne</p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance:</p>	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO1055	68-70 Little Collins Street	Yes	No	No	No	No	No	No
HO1255 Interim control Expiry date: 29 May 2020	<i>Shocko House (Former Godfrey's Building)</i> 188-194 Little Collins Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO702	281-283 Little Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO703	<i>Yule House</i> , 309-311 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H2233	Yes	No
HO1210	<i>Benjamin House</i> 358-360 Little Collins Street Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)	Yes	No	No	No	No	No	No
HO1211	<i>Former Rosenthal & Co premises</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>362-364 Little Collins Street</p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>							
HO1056	392-396 Little Collins Street	Yes	No	No	No	No	No	No
HO705	Stalbridge Chambers, 435-443 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H502	Yes	No
HO1057	538-542 Little Collins Street	Yes	No	No	No	No	No	No
HO1278 Interim control Expiry date: 29 May 2020	<p>Warehouses, 577-583 Little Collins Street, Melbourne</p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>	No	No	No	No	No	No	No
HO1279 Interim control Expiry date: 29 May 2020	<p>Commercial building, 582-584 Little Collins Street, Melbourne</p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance:</p>	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hoddle Grid Heritage Review: Statements of Significance, September 2018							
HO706	585-587 Little Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO704	430-436 Little Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1280 Interim control Expiry date: 29 May 2020	Former Melbourne and Metropolitan Tramways Board Building, 616-622 Little Collins Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1058	25 Little Lonsdale Street	Yes	No	No	No	No	No	No
HO707	Former Oldfellows Hotel 33-39 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2266	Yes	No
HO1296 Interim control Expiry date: 29 May 2020	Residences, 120-122 Little Lonsdale Street, Melbourne Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO989	Former Leirim Hotel, 128-130 Little Lonsdale Street, Melbourne	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						Ref No H2242		
HO1059	194-196 Little Lonsdale Street	Yes	No	No	No	No	No	No
HO1060	198-200 Little Lonsdale Street	Yes	No	No	No	No	No	No
HO708	Office, 202 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H509	Yes	No
HO709	Heape Court Warehouse, Rear of 361-365 Little Lonsdale Street, Melbourne Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)	-	-	-	-	Yes Ref No H826	Yes	No
HO1061	372-378 Little Lonsdale Street	Yes	No	No	No	No	No	No
HO1281 Interim control Expiry date: 29 May 2020	Shops 470-472 Little Lonsdale Street Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1282 Interim control	Residences, 474 Little Lonsdale Street, Melbourne	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Expiry date: 29 May 2020	<p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>							
HO1062	<i>523-525 Little Lonsdale Street</i>	Yes	No	No	No	No	No	No
HO1253 Interim control Expiry date: 29 May 2020	<p><i>53-57 Lonsdale Street, Melbourne</i></p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>	No	No	No	No	No	No	No
HO1063	<i>326 Lonsdale Street</i>	Yes	No	No	No	No	No	No
HO1212	<p><i>Former F Lowe & Co store</i> <i>369-371 Lonsdale Street (rear)</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 <i>(Amended May 2019)</i></p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance; <i>November 2018 (Amended May 2019)</i></p>	Yes	No	No	No	No	No	No
HO716	<i>Former Edward Keep & Co warehouse</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>377-381 Lonsdale Street, Melbourne</p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>							
HO1254 Interim control Expiry date: 29 May 2020	<p>Lauren's House, 414-416 Lonsdale Street, Melbourne</p> <p>Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018</p> <p>Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018</p>	No	No	No	No	No	No	No
HO1064	439-445 Lonsdale Street	Yes	No	No	No	No	No	No
HO718	Supreme Court Annexe, 455-469 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H1478	Yes	No
HO721	Seabrook House, 573-577 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H68	Yes	No
HO710	Former Black Eagle Hotel 42-44 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2265	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO711	<i>64-78 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO712	<i>Wesley Church Complex, 118-148 Lonsdale Street & 117-147 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H12	Yes	No
HO713	<i>Former Queen Victoria Hospital Tower & Perimeter fence, 180- 222 Lonsdale Street and 278-300 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H956	Yes	No
HO714	<i>St Francis Catholic Church, 326 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H13	Yes	No
HO717	<i>436-450 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO719	<i>472-474 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO720	<i>Former Residence & Shop, 556-558 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H441	Yes	No
HO722	<i>612-622 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1283 Interim control Expiry date: 29 May 2020	<i>Reed House formerly Southern Cross Assurance Co. 8-12 Market Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO723	<i>Former Port of Melbourne Authority Building, 29-31 Market Street, Melbourne</i>	-	-	-	-	Yes Ref No H965	Yes	No
HO724	<i>Central Bonding Warehouses</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>15-19 McKillop Street, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>							
HO725	<p><i>Warehouse</i></p> <p><i>18-22 McKillop Street, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended May 2019)</p>	Yes	No	No	No	No	No	No
HO1065	<p><i>14-30 Melbourne Place</i></p>	Yes	No	No	No	No	No	No
HO726	<p><i>Warehouses, 23-31 Niagara Lane, Melbourne</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019)</p> <p>Statement of Significance:</p>	-	-	-	-	Yes Ref No H473	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018- (Amended May 2019)							
HO942	<i>Warehouses, 18 & 30 Oliver Lane, Melbourne</i>	-	-	-	-	Yes Ref No H1135	Yes	No
HO1257 Interim control Expiry date: 29 May 2020	<i>Citipower (former MCC Substation) 10-14 Park Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO417	<i>Cottages, Royal Freemasons Homes, 313 Punt Road and 31-75 Moubay Street, Melbourne</i>	-	-	-	-	Yes Ref No H2271	Yes	No
HO943	<i>Underground Public Toilets, Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H2109	Yes	No
HO727	<i>7-11 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO728	<i>Lombard Building, 15-17 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H460	Yes	No
HO729	<i>Alkira House, 18 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H397	Yes	No
HO1066	<i>20-26 Queen Street</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1067	<i>37-41 Queen Street</i>	Yes	No	No	No	No	No	No
HO1284 Interim control Expiry date: 29 May 2020	<i>SDA House, formerly Norwich Union Insurance building, 53-57 Queen Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO731	<i>93-95 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1068 Interim Controls Expiry Date: 29 May 2020	<i>Former RACV Club, 111-129 Queen Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	Yes	No	No	No	No	No	No
HO1069	<i>118-126 Queen Street</i>	Yes	No	No	No	No	No	No
HO1213	<i>Scottish Amicable Building 128-146 Queen Street, Melbourne</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended May 2019) Statement of Significance:	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018- (Amended May 2019)							
HO1258 Interim control Expiry date: 29 May 2020	<i>Victoria Club Building, 131-141 Queen Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1070	<i>203-205 Queen Street</i>	Yes	No	No	No	No	No	No
HO1071	<i>217-219 Queen Street</i>	Yes	No	No	No	No	No	No
HO732	<i>Titles Office, 247-283 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H1529	Yes	No
HO733	<i>Former Records Office, 287-297 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H1528	Yes	No
HO985	<i>316-322 Queen Street</i>	Yes	No	No	No	No	No	No
HO735	<i>Bank of New South Wales, 375 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H90	Yes	No
HO734	<i>Former Residence, 300 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H806	Yes	No
HO1160	<i>Melbourne Terrace Apartments</i>	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>408-416 Queen Street, Melbourne</i>							
HO791	<i>Queens Bridge over Yarra River, Queensbridge Street, Melbourne</i>	-	-	-	-	Yes Ref No H1448	Yes	No
HO100	<i>Warehouse 278 Queensberry St and rear part of 618-630 Elizabeth Street, Carlton</i>	Yes	No	No	No	No	No	No
HO1285 Interim control Expiry date: 29 May 2020	<i>Lyceum Club, 2-18 Ridgway Place, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1259 Interim control Expiry date: 29 May 2020	<i>Former Ridgway Terrace, 20 Ridgway Place, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO944	<i>Eight Hour Monument, Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H2084	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO945	<i>Underground Public Toilets, Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H2108	Yes	No
HO1072	<i>42-44 Russell Street</i>	Yes	No	No	No	No	No	No
HO919	<i>Former Victoria Car Park, 103-107 Russell Street & 181-191 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2001	No	No
HO1260 Interim control Expiry date: 29 May 2020	<i>166 Russell Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO736	<i>199-203 Russell Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1073	<i>288-294 Russell Street</i>	Yes	No	No	No	No	No	No
HO487	<i>Magistrates Court, 325-343 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1010	Yes	No
HO484	<i>City Watch House, 345-355 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1006	Yes	No
HO486	<i>Police Garage, 357-375 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H912	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO789	<i>Old Melbourne Goal, 377 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1553	Yes	No
HO485	<i>Emily McPherson College, 379-405 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1646	Yes	No
HO847	<i>32-38 Russell Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO488	<i>Police Headquarters Complex, 336-376 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H913	Yes	No
HO1095	<i>Total House, 170-190 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H2329	Yes	No
HO848	<i>380 Russell Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO849	<i>394 Russell Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO489	<i>Shrine of Remembrance, 2-42 Domain Road, Melbourne</i>	-	-	-	-	Yes Ref No H848	Yes	No
HO1234	<i>St Kilda Road, Melbourne and Tram Shelter, Cnr St. Kilda Road & High Street, Melbourne</i>	-	-	-	-	Yes Ref No H2359 & Ref No H1868 & part Ref No H1447 & part Ref No H2378	Yes	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO398	<i>Domain Parklands and LaTrobe's Cottage, St Kilda Road and Domain Road and Dallas Brooks Drive, Melbourne</i>	-	-	-	-	Yes Ref No H2304 & Ref No H1076 & part Ref No H1447	Yes	No
HO946	<i>Marquis of Linlithgow Memorial, Kings Domain, St Kilda Road and Government House Drive and Anzac Avenue, Melbourne</i>	-	-	-	-	Yes Ref No H366	No	No
HO947	<i>Queen Victoria Memorial, Queen Victoria Gardens, St Kilda Road and Alexandra Avenue and Linlithgow Avenue, Melbourne</i>	-	-	-	-	Yes Ref No H369	No	No
HO948	<i>Boer War Monument, Kings Domain, St Kilda Road and Government House Drive, Melbourne</i>	-	-	-	-	Yes Ref No H382	No	No
HO400	<i>Melbourne Grammar School, 345-369 & 355 St Kilda Road, 93-151 Domain St, 2-124 Bromby St & 1-99 Domain Rd, Melbourne</i>	-	-	-	-	Yes Ref No H19	Yes	No
HO490	<i>Former Kellow Falkiner Showrooms, 375-385 St. Kilda Road, Melbourne</i>	-	-	-	-	Yes Ref No H668	Yes	No
HO491	<i>Majella, 473-475 St. Kilda Road, Melbourne</i>	-	-	-	-	Yes Ref No H783	Yes	No
HO492	<i>Royal Vic. Institute for the Blind, 557-563 St. Kilda Road & 1-23 Moubray Street, Melbourne</i>	-	-	-	-	Yes Ref No H1002	Yes	No
HO949	<i>Former Victorian Deaf and Dumb Institution, 583-597 St Kilda Road, Melbourne</i>	-	-	-	-	Yes Ref No H2122	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO950	<i>Overhead Water Tank, Spencer Street, Melbourne</i>	-	-	-	-	Yes Ref No H2117	Yes	No
HO1074	<i>2-8 Spencer Street</i>	Yes	No	No	No	No	No	No
HO1075	<i>10-22 Spencer Street</i>	Yes	No	No	No	No	No	No
HO1076	<i>66-70 Spencer Street</i>	Yes	No	No	No	No	No	No
HO1077	<i>122-132 Spencer Street</i>	Yes	No	No	No	No	No	No
HO737	<i>204-240 Spencer Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1235	<i>Shell House, 1 Spring Street, Melbourne</i>	-	-	-	-	Yes Ref No H2365	Yes	-
HO738	<i>The Former Campbell Residence, 53-65 Spring Street & 1-9 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H1945	Yes	No
HO1262 Interim control Expiry date: 29 May 2020	<i>Treasury Gate, 93-101 Spring Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO739	<i>Hotel Windsor, 103-137 Spring Street & 1-17 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H764	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO175	<i>Parliament House, (including grounds, works & fences), 110-160 Spring Street & 1-11 Gisborne Street, Melbourne</i>	-	-	-	-	Yes Ref No H1722	Yes	No
HO740	<i>Princess Theatre, 163-181 Spring Street & 1-17 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H93	Yes	No
HO1263 Interim control Expiry date: 29 May 2020	<i>Park Tower, 199-207 Spring Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO741	<i>261 Spring Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1078	<i>267-271 Spring Street</i>	Yes	No	No	No	No	No	No
HO476	<i>Royal Australasian College of Surgeons, 250-290 Spring Street & 2-40 Victoria Parade, Melbourne</i>	-	-	-	-	Yes Ref No H870	Yes	No
HO911	<i>Tramway Signal Cabin, Waiting Shelter & Conveniences, Swanston Street & Victoria Street, Melbourne</i>	-	-	-	-	Yes Ref No H1686	Yes	No
HO744	<i>Young and Jackson's Princes Bridge Hotel, 1-7 Swanston Street, cnr Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H708	Yes	No
HO745	<i>Nicholas Building, 31-41 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H2119	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO746	<i>Melbourne Town Hall and Administration Building, 90-130 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H1	Yes	No
HO747	<i>Capitol House, 109-117 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H471	Yes	No
HO748	<i>Century Building, 125-133 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H2250	Yes	No
HO1079	135-137 Swanston Street	Yes	No	No	No	No	No	No
HO1294 Interim control Expiry date: 29 May 2020	<i>Sanders and Levy Building, 149-153 Swanston Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1295 Interim control Expiry date: 29 May 2020	<i>Bank of Australasia (former) 152-156 Swanston Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO1080	163-165 Swanston Street	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1291 Interim control Expiry date: 29 May 2020	<i>Shop and residence, 215-217 Swanston Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO749	<i>Former ANZ Bank, 219-225 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H390	Yes	No
HO750	<i>226-238 Swanston Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO751	<i>State Library of Victoria, 304-328 Swanston Street and 179-181 LaTrobe Street, Melbourne</i>	-	-	-	-	Yes Ref No H1497	Yes	No
HO1081	<i>309-325 Swanston Street</i>	Yes	No	No	No	No	No	No
HO752	<i>Church of Christ, 327-333 Swanston Street & 178-190 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H455	Yes	No
HO482	<i>Storey Hall, 344-346 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H1498	Yes	No
HO1082	<i>401-403 Swanston Street</i>	Yes	No	No	No	No	No	No
HO1083	<i>407-409 Swanston Street</i>	Yes	No	No	No	No	No	No
HO1084	<i>411-423 Swanston Street</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO493	<i>City Baths, 420-438 Swanston St, 39-41 Victoria St & 2-6 Franklin St, Melbourne</i>	-	-	-	-	Yes Ref No H466	Yes	No
HO1085	<i>427-433 Swanston Street</i>	Yes	No	No	No	No	No	No
HO1249 Interim control Expiry date: 29 May 2020	<i>Citipower, (former Melbourne City Council substation), 11-27 Tavistock Place, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	No	No	No	No	No	No	No
HO790	<i>Princes Bridge over Yarra River, Swanston Street and St Kilda Road, Melbourne</i>	-	-	-	-	Yes Ref No H1447 & part Ref No H1500 & part Ref No H2304 & part Ref No H2359	Yes	No
HO494	<i>Royal Society of Victoria, 1-9 Victoria St & 2-8 LaTrobe St, Melbourne</i>	-	-	-	-	Yes Ref No H373	Yes	No
HO495	<i>Horticultural Hall, 31-33 Victoria St, Melbourne</i>	-	-	-	-	Yes Ref No H520	Yes	No
HO951	<i>Royal Melbourne Regiment Drill Hall, 49-53 Victoria St, Melbourne</i>	-	-	-	-	Yes Ref No H285	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO753	<i>77-89 William Street & 460-462 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1086	<i>22-32 William Street</i>	Yes	No	No	No	No	No	No
HO754	<i>Queensland Building, 84-88 William Street, Melbourne</i>	-	-	-	-	Yes Ref No H445	Yes	No
HO755	<i>Scottish House, 90-96 William Street, Melbourne</i>	-	-	-	-	Yes Ref No H606	Yes	No
HO756	<i>The Australian Club, 98-110 William Street & 475-485 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H105	Yes	No
HO1180 Interim Controls Expiry Date: 20/05/2020	<i>Former Dillingham Estates House, 114 – 128 William Street, Melbourne</i> Incorporated document: Hoddle Grid Heritage Review: Heritage Inventory, September 2018 Statement of Significance: Hoddle Grid Heritage Review: Statements of Significance, September 2018	Yes	No	No	No	No	No	No
HO767	<i>Former BHP House, 130-148 William Street & 503-523 Bourke Street, Melbourne</i>		-	-	-	Yes Ref No H1699	Yes	No
HO757	<i>Law Courts & Library of the Supreme Court, 210 William Street, Melbourne</i>	-	-	-	-	Yes Ref No H1514 & Ref No H1477	Yes	No
HO1087	<i>259 William Street</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1088	<i>261 William Street</i>	Yes	No	No	No	No	No	No
HO1231 Interim Controls Expiry date: 29 May 2020	<i>Metropolitan Hotel 263-267 William Street, Melbourne</i>	No	No	No	No	No	No	No
HO758	<i>Former Royal Mint, 280-318 William Street & 391-429 LaTrobe Street & 388-426 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H770	Yes	No
HO1161	<i>Former Dominion Can Company Building 386-412 William Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO850	<i>17-23 Wills Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO759	<i>25-29 Wills Street, Melbourne</i>	Yes	No	No	No	No	No	No

28/02/2019
C349melb**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0****Incorporated documents**~~44/41/2019~~ Proposed C365melb

Name of document	Introduced by:
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
55 Southbank Boulevard, Southbank, February 2017	C288
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219
87-127 Queens Bridge Street, Southbank, July 2018	C284
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
Carlton Connect Initiative Incorporated Document, March 2018	C313
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Dynon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Southern Cross Hotel site, Melbourne, March 2002	C64

Name of document	Introduced by:
Former Victoria Brewery site, East Melbourne – ‘Tribeca’ Redevelopment October 2003	C86
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018- (Amended May 2019)	C355melbC271melb
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018- (Amended May 2019)	C355melbC271melb
Hamer Hall Redevelopment July 2010	C166
Heritage Places Inventory March 2018	C324
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hoddle Grid Heritage Review: Heritage Inventory, September 2018	C327
Hoddle Grid Heritage Review: Statements of Significance, September 2018	C327
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1
Judy Lazarus Transition Centre, March 2005	C102
Kensington Heritage Review Statements of Significance, March 2018	C324
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
Melbourne Aquarium Signs, July 2001	C11
Melbourne Central redevelopment, March 2002- (Amended October 2019)	C344melbC62
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Metro Tunnel: Over Site Development – CBD North Incorporated Document, October 2017	C315
Metro Tunnel: Over Site Development – CBD South Incorporated Document, October 2017	C316

Name of document	Introduced by:
Metropolitan Hotel Statement of Significance, June 2018	C326
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2012	C172
North West Corner of Mark and Melrose Street, North Melbourne	C134
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Rialto South Tower Communications Facility Melbourne, November 2002	C57
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Scots Church Site Redevelopment, Melbourne, May 2013	C202
Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shrine of Remembrance Vista Control April 2014	C220
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1
Southbank and Fishermans Bend Heritage Inventory, January 2017	C276
Southbank Heritage Review: Statements of Significance, January 2017	C276
Southbank Heritage Inventory, February 2018	C304
Southbank Statements of Significance, February 2018	C304
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000 (Amended September 2018)	C341
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17

Name of document	Introduced by:
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
Visy Park Signage, 2012	C172
West Gate Tunnel Project Incorporated Document, December 2017	GC93
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6



Melbourne Planning Scheme

Incorporated Document

Guildford and Hardware Laneways Heritage Study 2017:
Statements of Significance, November 2018 (~~Amended
May 2019~~)

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

Contents

ELIZABETH STREET WEST PRECINCT.....	3
GUILDFORD & HARDWARE LANEWAYS PRECINCT.....	12
388-90 BOURKE STREET, MELBOURNE.....	24
414-16 BOURKE STREET, MELBOURNE.....	26
421 BOURKE STREET, MELBOURNE.....	28
245-69 ELIZABETH STREET, MELBOURNE.....	30
287-9 ELIZABETH STREET, MELBOURNE.....	33
307-11 ELIZABETH STREET, MELBOURNE.....	35
32-34 GUILDFORD LANE, MELBOURNE.....	37
17-19 HARDWARE LANE, MELBOURNE.....	39
55-7 HARDWARE LANE, MELBOURNE.....	41
63-77 HARDWARE LANE, MELBOURNE.....	43
337-9 LA TROBE STREET, MELBOURNE.....	45
386-92 LITTLE BOURKE STREET, MELBOURNE.....	47
387 LITTLE BOURKE STREET, MELBOURNE.....	49
401-5 LITTLE BOURKE STREET, MELBOURNE.....	51
358-60 LITTLE COLLINS STREET, MELBOURNE.....	53
362-64 LITTLE COLLINS STREET, MELBOURNE.....	55
359 LITTLE LONSDALE STREET, MELBOURNE.....	57
369-71 LONSDALE STREET (REAR), MELBOURNE.....	59
377-81 LONSDALE STREET, MELBOURNE.....	61
15, 17 & 19 MCKILLOP STREET, MELBOURNE.....	63
18-22 MCKILLOP STREET, MELBOURNE.....	65
128-146 QUEEN STREET, MELBOURNE.....	67
17 SOMERSET PLACE, MELBOURNE.....	69
15 SUTHERLAND STREET, MELBOURNE.....	71

Elizabeth Street West Precinct (HO1204)



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

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

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

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

Key characteristics

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

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

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

- There is a general absence of vehicle parking arrangements.

Elizabeth Street West Precinct (HO1204)



Elizabeth Street West Precinct Property Schedule

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

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

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

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

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

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

Guildford & Hardware Laneways Precinct (HO1205)



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

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

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

Key characteristics

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

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

Guildford and Hardware Laneways Heritage Precinct (HO1205)



Guildford and Hardware Laneways Precinct Property Schedule

Block 1

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

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

Block 2

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

Block 3

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

Address	Name	Grading	Description	Comment*
59-61 Hardware Lane		Contributory	Three storey Victorian factory with alterations	
63-77 Hardware Lane		Significant	Row of four storey Victorian warehouses	Note: there are four buildings in the row. The current Schedule to the Heritage Overlay lists the address as 63-67, which is incorrect; and the current HO667 mapping only applies to 63-67. It should be amended to cover all four building components.
362-364 Little Bourke Street (also 4 Warburton Alley)		Significant	Four storey Victorian offices, interwar addition to rear with c. 2000 alterations	Also significant to Warburton Alley, associated with Victorian building, and not the interwar rear addition.
370 Little Bourke Street		Contributory	Five storey interwar offices, with earlier components at rear	Also contributory to Warburton Alley.
372-378 Little Bourke Street <i>Interim Control only for this property. Expiry Date: 30 June 2020</i>		Contributory	Six storey interwar factory to Little Bourke Street.	
380-384 Little Bourke Street (46 Hardware Lane)		Contributory	Two storey Victorian hotel, 1869, with alterations	Includes single storey north wing which is not contributory. Also contributory to Hardware Lane.
386-392 Little Bourke Street (43-49 Hardware Lane)	Hardware House	Significant	Six storey interwar offices	Also significant to Hardware Lane.

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

Block 4

Address	Name	Grading	Description	Comment*
408 Bourke Street (9 Hardware Lane)		Contributory	Two storey post-war retail premises with three storey interwar office wing to rear/north side	Previous D grading applies to the whole of the building, including the post-war building component to the corner of Bourke Street, and the interwar three storey office wing to its north to Hardware Lane. The building to corner of Bourke Street is non-contributory; three storey interwar office wing to north on Hardware Lane is contributory.
13-15 Hardware Lane	Roll'd	Contributory	Four storey interwar offices	
17-19 Hardware Lane	Cyclone House	Significant	Three storey interwar offices	
21-25 Hardware Lane	Campari House	Contributory	Three storey interwar offices	
27-31 Hardware Lane		Contributory	Three storey interwar offices	
353-359 Little Bourke Street		Contributory	Three storey Victorian factory/retail premises	Also contributory to Rankins Lane.
361-363 Little Bourke Street		Significant	Three storey interwar factory/commercial building	Also significant to Rankins Lane.
365-367 Little Bourke Street		Significant	Three storey Victorian warehouse and commercial building	Also significant to Warburton Lane.
369-371 Little Bourke Street	Grill'd Healthy Burgers	Contributory	Two storey interwar retail premises	Also contributory to Warburton Lane.

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

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

Former Pellegrini & Co premises (HO1206) 388-390 Bourke Street, MELBOURNE

Grading: Significant

Place type: Commercial building

Date(s): 1929-30

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

414-416 Bourke Street, MELBOURNE (HO1207)

Grading: Significant

Place type: Commercial building

Date(s): 1928

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Former Kaye, Butchart & Co offices (HO546)

421 Bourke Street, MELBOURNE

Grading: Significant

Place type: Commercial building

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

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Shops and residences (HO618)

245-269 Elizabeth Street, MELBOURNE

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

Place type: Shops and residences

Date(s): 245-59 - 1897

261 -1898

263, 1913

269, 1915

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

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

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

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

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

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

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

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

How is it Significant?

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

Why is it Significant?

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

307-11 Elizabeth Street, MELBOURNE (HO1204)**Grading:** Significant**Date(s):** 1927**Survey Date:** April 2016**Statement of Significance****What is Significant?**

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

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

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

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

How is it Significant?

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

Why is it Significant?

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

32-34 Guildford Lane, MELBOURNE (HO1205)

Grading: Significant

Date(s): 1908, c1920

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

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

How is it Significant?

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

Why is it Significant?

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

Cyclone House (HO1205)

17-19 Hardware Lane, MELBOURNE

Grading: Significant

Date(s): 1930

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

Description

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

How is it Significant?

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

Why is it Significant?

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

Former Penman & Dalziel warehouse (HO665)

55-57 Hardware Lane, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1887-8

Survey Date: April 2016

Intactness: Fair



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

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

Grading: Significant

Place type: Warehouse

Date(s): 1889

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Former John Dickinson & Co warehouse (HO1208)

337-339 La Trobe Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1923-24

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Hardware House (HO1205)

386-392 Little Bourke Street, MELBOURNE

Grading: Significant

Date(s): c1926

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

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

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

How is it Significant?

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

Why is it Significant?

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

Farrant's Building (HO1205)

387 Little Bourke Street, MELBOURNE

Grading: Significant

Date(s): 1926

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

How is it Significant?

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

Why is it Significant?

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

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

Grading: Significant

Place type: Warehouse

Date(s): 1911, 1936 modifications

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

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

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

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

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

How is it Significant?

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

Why is it Significant?

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

Benjamin House (HO1210)

358-360 Little Collins Street, MELBOURNE

Grading: Significant

Place type: Commercial buildings

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

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Former Rosenthal & Co premises (HO1211)

362-364 Little Collins Street, MELBOURNE

Grading: Significant

Place type: Commercial building

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

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

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

How is it Significant?

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

Why is it Significant?

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

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

Grading: Significant

Date(s): c1889

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

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

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

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

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

How is it Significant?

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

Why is it Significant?

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

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

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

Grading: Significant

Place type: Warehouse/stores

Date(s): 1888

Survey Date: April 2016

Intactness: Fair



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Former Edward Keep & Co warehouse (HO716)

377-381 Lonsdale Street, MELBOURNE

Grading: Significant

Place type: Warehouse

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

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

**Central Bonding Warehouses (HO724)
15, 17 & 19 McKillop Street, MELBOURNE**

Grading: Significant

Place type: Warehouse

Date(s): 1854/1860

Survey Date: April 2016

Intactness: Fair



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Warehouse (HO725)

18-22 McKillop Street, MELBOURNE

Grading: Significant

Place type: Warehouse

Date(s): 1888-9

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Scottish Amicable Building (HO1213)

128-146 Queen Street, MELBOURNE

Grading: Significant

Place type: Offices

Date(s): 1964-65

Survey Date: April 2016

Intactness: Good



Statement of Significance

What is Significant?

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

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

How is it Significant?

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

Why is it Significant?

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

17 Somerset Place, MELBOURNE (HO1204)

Grading: Significant

Date(s): c. 1907-8

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

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

How is it Significant?

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

Why is it Significant?

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

Bucks Head Hotel stables (HO1205)

15 Sutherland Street, MELBOURNE

Grading: Significant

Date(s): c. 1853

Survey Date: April 2016



Statement of Significance

What is Significant?

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

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

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

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

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

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

How is it Significant?

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

Why is it Significant?

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



Melbourne Planning Scheme

Incorporated Document

Guildford and Hardware Laneways Heritage Study 2017:
Heritage Inventory, November 2018 (~~Amended May
September 2019~~)

INTRODUCTION

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

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

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

In addition to this document, further information regarding each of these heritage buildings is recorded in the *Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance*, **November 2018** (~~Amended September 2019~~), which is incorporated into the Melbourne Planning Scheme.

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

BUILDING GRADINGS

Street	Number	Building Grading	Significant Streetscape
Bourke Street	421	Significant	-
Bourke Street	388-390	Significant	-
Bourke Street	408	Contributory	-
Bourke Street	414-416	Significant	-
Elizabeth Street	195	Significant	-
Elizabeth Street	197-199	Contributory	-
Elizabeth Street	201-207	Contributory	-
Elizabeth Street	209-213	Contributory	-
Elizabeth Street	215	Significant	-
Elizabeth Street	217	Significant	-
Elizabeth Street	245-247	Contributory	-
Elizabeth Street	249-251	Significant	-
Elizabeth Street	253	Significant	-
Elizabeth Street	255	Significant	-
Elizabeth Street	257	Significant	-
Elizabeth Street	259	Significant	-
Elizabeth Street	261	Significant	-
Elizabeth Street	263	Contributory	-
Elizabeth Street	265-269	Significant	-
Elizabeth Street	273-281	Significant	-
Elizabeth Street	283-285	Contributory	-
Elizabeth Street	287-289	Significant	-
Elizabeth Street	291-293	Contributory	-
Elizabeth Street	295-297	Contributory	-
Elizabeth Street	299	Significant	-
Elizabeth Street	301	Contributory	-
Elizabeth Street	303-305	Significant	-
Elizabeth Street	307-311	Significant	-
Elizabeth Street	315-321	-	-
Elizabeth Street	323	Contributory	-
Elizabeth Street	325-327	Contributory	-
Elizabeth Street	329-335	Contributory	-
Elizabeth Street	337-339	-	-

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

Little Bourke Street	353-359	Contributory	-
Little Bourke Street	361-363	Significant	-
Little Bourke Street	365-367	Significant	-
Little Bourke Street	369-371	Contributory	-
Little Bourke Street	377-379	Contributory	-
Little Bourke Street	383-385	-	-
Little Bourke Street	387	Significant	-
Little Bourke Street	393-397	Contributory	-
Little Bourke Street	401-405	Significant	-
Little Bourke Street	362-364	Significant	-
Little Bourke Street	370	Contributory	-
Little Bourke Street	372-378	Contributory	-
Little Bourke Street	380-384	Contributory	-
Little Bourke Street	386-392	Significant	-
Little Bourke Street	394-400	Contributory	-
Little Collins Street	358-360	Significant	-
Little Collins Street	362-364	Significant	-
Little Lonsdale Street	359	Significant	-
Little Lonsdale Street	361-365	Significant	-
Little Lonsdale Street	391	Contributory	-
Little Lonsdale Street	395-397	Contributory	-
Little Lonsdale Street	274-278	Contributory	-
Lonsdale Street	369-371	Significant	-
Lonsdale Street	377-381	Significant	-
Lonsdale Street	383-387	Contributory	-
Lonsdale Street	389-395	Contributory	-
Lonsdale Street	352-362	Significant	-
McKillop Street	15-19	Significant	-
McKillop Street	18-22	Significant	-
McLean Alley	24-26	-	-
McLean Alley	28	-	-
Niagara Lane	15-17	Contributory	-
Niagara Lane	19-21	Contributory	-
Niagara Lane	23-31	Significant	-
Queen Street	128-146	Significant	-
Rankins Lane	1-3	Contributory	-

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