

**Report to the Future Melbourne Committee**

Agenda item 6.4

**Planning Scheme Amendment C387 Hoddle Grid Heritage (Permanent controls)**

18 May 2021

**Presenter:** Emma Appleton, Director City Strategy**Purpose and background**

1. The purpose of this report is to consider the submissions received to Melbourne Planning Scheme Amendment C387 Hoddle Grid Heritage Permanent Controls (the Amendment) and to recommend that the Future Melbourne Committee refer all submissions listed at Attachment 2 to an independent Panel in accordance with the *Planning and Environment Act 1987*.
2. The Amendment implements the recommendations of the Hoddle Grid Heritage Review, 2020 (the Review) by Context and peer reviewed by GJM Heritage. It proposes to include 137 new individual heritage places and five new precincts within Heritage Overlays. Protection of these places contributes to the Grid's hierarchy of memorable streets and laneways, and diverse precincts, attracting economic activity integral to the Victorian state economy and offering adaptable floor space within the city.
3. The Review was presented to the Future Melbourne Committee on 4 August 2020. Under delegation, management requested authorisation from the Minister for Planning to prepare and exhibit the Amendment. Exhibition was undertaken from 5 November to 17 December 2020, including a wide range of engagement activities that optimised community participation and celebrated heritage in the city.

**Key issues**

4. Twenty-two submissions were received in support of the Amendment including from the National Trust, the Royal Historical Society of Victoria and Melbourne Heritage Action. Forty three submissions were received in opposition to inclusion of 48 places within Heritage Overlays in the Amendment. Matters raised included:
  - 4.1. Support for protection of heritage places recognising their value to Melbourne, and concern over previous loss of important heritage buildings.
  - 4.2. Whether places warrant heritage protection, particularly if they were graded C-E or not identified in previous heritage reviews.
  - 4.3. Whether heritage protection should be applied to places with live planning permits.
5. The issues raised in submissions were considered by management and where relevant referred to GJM Heritage (Attachment 2). For all individual overlays and precincts, GJM reaffirmed their original assessment, subject to three changes:
  - 5.1. Revise 106 Little Lonsdale Street from contributory to non-contributory given the significance of the Little Lonsdale Street Precinct does not include buildings constructed in the postwar period.
  - 5.2. Reduce extent of individual Heritage Overlay HO1307 to more closely align with the retained Former John Danks & Son building at 393-405 Bourke Street, Melbourne.
  - 5.3. Change the Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne) to delete Criterion E (aesthetic significance) given the loss of decorative features and alter assessment of Criterion A (historical significance) to remove emphasis on the Hordern Family.
6. Management proposes to revise the Amendment to reflect these changes (Attachment 3) and to recommend that the Amendment, with revisions and all submissions, be referred to a Panel for review. Submitters affected by these changes will be informed of the proposed revisions and will have the opportunity to participate in the Amendment process through the Panel hearing.

**Recommendation from management**

7. That the Future Melbourne Committee:
  - 7.1. Considers all submissions to Amendment C387 as listed in Attachment 2 and adopts management's position on all those submissions.
  - 7.2. Refers all submissions to Amendment C387 as listed in Attachment 2 to an independent Panel appointed by the Minister for Planning for consideration by the Panel.
  - 7.3. Notes that the form of the Amendment to be presented to an independent Panel is as exhibited except as set out in Attachment 3 being those parts of the Amendment which include proposed revisions following consideration of all submissions.
  - 7.4. Authorises the General Manager Strategy, Planning and Climate Change to make any further minor or necessary changes to Amendment C387.

**Attachments:**

1. Supporting Attachment (Page 3 of 283)
2. Summary of submissions and management positions (Page 5 of 283)
3. Proposed revisions to Amendment following consideration of all submissions (Page 146 of 283)

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**Legal**

1. Part 3 of the *Planning and Environment Act 1987* (the Act) deals with the amendment of planning schemes within Division 1 of the Act. It sets out the requirements for exhibitions and for giving notice of proposed planning scheme amendments. Division 2 of the Act outlines the public submissions process. Section 23(1) of the Act provides that:

*After considering a submission which requests a change to the amendment, the planning authority must:*

- (a) change the amendment in the manner requested; or*
  - (b) refer the submission to a panel appointed under Part 8; or*
  - (c) abandon the amendment or part of the amendment.*
2. The recommendations made in the report are therefore consistent with the Act.
  3. Places that had interim controls until 29 May 2021 will be extended until 29 May 2022 under Amendment C406.

**Finance**

4. The costs for the processing of the Amendment are included in the 2020-21 budget and the 2021-22 draft budget, which is subject to Council's endorsement.

**Conflict of interest**

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

**Health and Safety**

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

**Stakeholder consultation**

7. The Amendment was exhibited in accordance with the Act in the following manner:
  - 6.1 Public notices were placed in The Age on 4 November 2020 and Government Gazette on 5 November.
  - 6.2 The Amendment and supporting information was available at the City of Melbourne customer service counter in the Melbourne Town Hall, on the City of Melbourne's Participate Melbourne website and the Department of Environment, Land, Water and Planning's website.
  - 6.3 A copy of the statutory notice, as well as a covering letter was sent to all affected land owners and occupiers on 30 October 2020 (around 10,000 letters). The information was also sent to relevant stakeholders and prescribed Ministers.
  - 6.4 Public information sessions were held virtually on 17 and 25 November 2020. Additionally, a Melbourne Conversations event about postwar architecture was held on 11 December 2020 along with a wide range of engagement tools, such as targeted stakeholder engagement, self-guided walking tours, art classes, colouring in sheets and historic online photo exhibition.
  - 6.5 All submissions received in response to the exhibition of the Amendment will be provided to the Panel. Submitters will also have the opportunity to address the Panel.

**Relation to Council policy**

8. The Amendment implements Action 2.2 of Council's Heritage Strategy 2013, to 'Progressively undertake a review of heritage in the high-growth and urban renewal areas and mixed use areas of the city'.
9. The Amendment aligns with Council policy seeking to conserve and protect places of identified heritage significance, including Clauses 21.06 of the Municipal Strategic Statement and Clause 22.04 of the Local Planning Policy Framework.

**Environmental sustainability**

10. 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.

## Summary of Submissions and Management Responses

Note: All site photos are from the citation within the HGHR unless specified otherwise.

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## 1. Urbis on behalf of Roxy-Pacific Melbourne House Pty Ltd (owner of 354–360 Little Bourke Street)

**Subject land and proposal** 354-360 Little Bourke Street (Melbourne House) – *proposed individual Heritage Overlay HO1345*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- A planning permit has been issued.

**Matters Raised**

- The individual heritage overlay HO1345 should be removed or the site downgraded to contributory.
- The previous lack of heritage importance attributed to the site through the Guildford and Hardware Laneways Heritage Study 2017 implemented through C271. Additionally, the Melbourne Central Activities District Conservation Study 1985 graded the building as D and The Central City Heritage Study Review 1993 graded the building as C, confirming it as a contributory building within a precinct.
- There is an existing planning permit TP-2018-527/A allowing demolition of the existing building and construction of a multi-level building comprising residential hotel, restaurant and shop and a reduction of the bicycle parking requirement.

**Management response**

- **This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**
- Management agrees with GJM’s response that the property warrants the application of an individual Heritage Overlay, for the reasons stated in the exhibited heritage citation and Statement of Significance. 354-360 Little Bourke Street was assessed as part of the HGHR in the context of a large study area which allowed for a comprehensive review of places within the Hoddle Grid and the assessment of a range of heritage values. This stands in contrast to the Guildford and Hardware Laneways Heritage

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Study, which concentrated on a discrete study area and assessed the contribution of buildings within this area to the specific laneway history, setting and character.

- Management agrees with GJM's response that the changes made to this building, including the replacement of the ground floor shop front and upper level window frames and glazing, is a common intervention within the City of Melbourne; however, the restrained architectural expression of the building remains legible to the original design. The broader comparative analysis undertaken as part of the HGHR (in comparison with that of the Guildford and Hardware Laneways Heritage Study) has confirmed that Melbourne House displays a similar level of intactness and integrity to other buildings of this period that are included within the Heritage Overlay and/or have been assessed as being 'Individually Significant' in the Review.
- Management agrees with GJM's response that the re-assessment of the subject property is consistent with the approach adopted by Lovell Chen in the Heritage Gradings Review and the place warrants an individual Heritage Overlay as recommended. In regard to the earlier gradings of the property, the *City of Melbourne Heritage Gradings Review* (2016), which comprised a review of the City of Melbourne heritage grading system provided the following explanation for the approach to the review:

*The majority of current gradings were attributed during heritage studies undertaken in the 1980s and 1990s. Given the timeframe which has elapsed, it is reasonable to assume that some gradings are out of date...Instances where this could occur include where the intactness and appearance of a place or property has changed. It could also occur where the assessment of heritage value warrants reconsideration. For example, heritage places of the interwar and post-war period are now generally more highly valued in heritage terms than they typically were in the 1980s. Early properties, such as those from the 1850s-1870s are also increasingly more highly valued due to recognition of their rarity. Intact terrace rows, even rows of very modest workers cottages, are another heritage place type more highly valued due to maintaining their original external form with little visible change.*

*Other examples of places deserving of a higher level grading include those with important histories, or places with recognised social values.*

- Amendment C387 does not affect permit TP-2018-527/A which allows for the full demolition and redevelopment of 354-360 Little Bourke Street, unless it expires. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the site can be removed from the Heritage Overlay via



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a future amendment. It is noted that a new application (TP-2020-804) was lodged on 21 December 2020 to retain the building and build a tower above.

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**Management  
position**

In response to this submission:

- No changes are recommended in response to this submission.

Refer submission to the planning panel.

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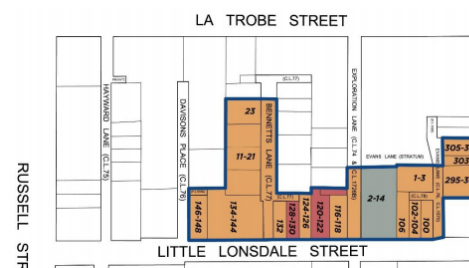
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## 2. Urbis on behalf of Ralmar Investments Pty Ltd (owner of 106 Little Lonsdale Street)

**Subject land and proposal** 106 Little Lonsdale Street – *proposed contributory to expanded existing HO984 (Little Lonsdale Street Precinct), expanded precinct has approved interim Heritage Overlay*



Source: CoM Maps (2016)



Proposed Little Lonsdale Street Precinct HO984

<b>Themes</b>	- Insufficient justification for contributory place in a heritage precinct..
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Revise the citation to acknowledge the correct date of construction for 106 Little Lonsdale Street and the building be cited as non-contributory.</li> <li>- The proposed precinct citation for the 'Little Lonsdale Street Precinct' includes 106 Little Lonsdale Street and identifies it as an 'interwar' building, which is 'contributory' to the precinct.</li> <li>- Evidence has been provided to show the building would have been constructed in 1954 or later and cannot be classified as an 'interwar' building.</li> <li>- The ground level windows on the Little Lonsdale Street façade have been altered.</li> </ul>
<b>Management response</b>	<ul style="list-style-type: none"> <li>- <b>This submission was referred to City of Melbourne's heritage consultant, GJM Heritage.</b></li> <li>- Management agrees with GJM's response that the information provided in</li> </ul>

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the submission demonstrates that the building was constructed in 1954. The Statement of Significance for the Little Lonsdale Street Precinct articulates the period of significance as being from c.1840s to c.1936.

- Management agrees with GJM's response that the category of 106 Little Lonsdale Street be revised from 'contributory' to 'non-contributory' within the Little Lonsdale Street Precinct on this basis.

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**Management position**

In response to this submission it is recommended that:

- The category of 106 Little Lonsdale Street within the Little Lonsdale Street Precinct Statement of Significance, July 2020 is revised from contributory to non-contributory.
- The category of 106 Little Lonsdale Street within the Heritage Places Inventory February 2020 (Amended July 2020) Part A is revised from contributory to non-contributory.

Refer submission to the planning panel.

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## 3. [REDACTED] (apartment owner of 114-120 Russell Street)

### Subject land and proposal

Various and

114-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



### Themes

- General support for the Heritage Review.

### Matters Raised

- Support proposed heritage overlay for the Hero Building.
- Support for the postwar heritage review to help prevent rampant high rise construction which must be reviewed as the city will lose all the character afforded by a diverse complement of structures representing the city's history.
- Support the heritage protection of the Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) and the overlays proposed along Russell Street and Little Bourke Street including the lane ways.
- Object to development which does not take in to account community opinion.

### Management response

- Submission noted.

### Management position

- In response to this submission:
- No changes are recommended in response to this submission.
- Refer submission to the planning panel.

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## 4. [REDACTED] (apartment owner of 114-120 Russell Street)

### Subject land and proposal

Various and  
114-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



### Themes

- General support for the Heritage Review.

### Matters Raised

- Support proposed heritage overlay for the Hero Building
- Support the heritage protection of the Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) and object to the demolition of these buildings and lack of public notice on planning applications.

### Management response

- Submission noted.
- The Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) are recommended for inclusion in individual Heritage Overlays under Amendment C387. Both sites have planning permits for full demolition and redevelopment, which are not affected the proposed heritage controls. Heritage protection for this site is being pursued through Amendment C387 in the event that these permits are not acted upon. Whether these planning applications are subject to public notification under the Planning Scheme is not relevant to establishing whether these buildings meet the threshold for local significance.

### Management

In response to this submission:

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position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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## 5. [REDACTED] (apartment owner of 114-120 Russell Street)

### Subject land and proposal

Various and  
112-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



### Themes

- General support for the Heritage Review.

### Matters Raised

- Support proposed heritage overlay for the Hero Building.
- Support the heritage review. Maintaining the diversity of the Hoddle Grid with heritage from all eras contributes to Melbourne's vibrancy and liveability.
- Support the heritage protection of the Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) and object to the demolition of these buildings and lack of public notice on planning applications.

### Management response

- Submission noted.
- The Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) are recommended for inclusion in individual Heritage Overlays under Amendment C387. Both sites have planning permits for full demolition and redevelopment, which are not affected the proposed heritage controls. Heritage protection for this site is being pursued through Amendment C387 in the event that these permits are not acted upon. Whether these planning applications are subject to public notification under the Planning Scheme is not relevant to establishing whether these buildings meet the threshold for local significance.

### Management position

- In response to this submission:
- No changes are recommended in response to this submission.
- Refer submission to the planning panel.

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## 6. [REDACTED] (18-20 Collins Street)

**Subject land and proposal** 18-20 Collins Street – *proposed individual Heritage Overlay HO1312 (Coates Building), approved interim Heritage Overlay*



**Themes** - Support the protection of the Coates Building.

**Matters Raised** - Support proposed Heritage Overlay for the Coates Building.

**Management response** - Submission noted.

**Management position** In response to this submission:  
 - No changes are recommended in response to this submission.  
 Refer submission to the planning panel.



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## 7. [REDACTED] (apartment owner of 114-120 Russell Street)

### Subject land and proposal

Various and  
114-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



### Themes

- General support for the Heritage Review.

### Matters Raised

- Support proposed heritage overlay for the Hero Building
- Support the heritage protection of the Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) and object to the demolition of these buildings and lack of public notice on planning applications.
- Notable heritage interiors should be considered.

### Management response

- Submission noted.
- The Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) are recommended for inclusion in individual Heritage Overlays under Amendment C387. Both sites have planning permits for full demolition and redevelopment, which are not affected the proposed heritage controls. Heritage protection for this site is being pursued through Amendment C387 in the event that these permits are not acted upon. Whether these planning applications are subject to public notification under the Planning Scheme is not relevant to establishing whether these buildings meet the threshold for local significance.
- Interiors are beyond the scope of the HGHR.

### Management position

- In response to this submission:
- No changes are recommended in response to this submission.
- Refer submission to the planning panel.

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## 8. [REDACTED] Royal Historical Society of Victoria

<b>Subject land and proposal</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Strongly supports Amendment C387. The study is exemplary and once implemented will provide a sound and solid base for heritage protection and development of the CBD within this context.</li> <li>- Implementation is urgent to provide clarity and certainty for developers and for property owners.</li> <li>- The Review recognises, analyses and protects the significant postwar buildings.</li> <li>- A study covering the period 1975-2000 is urgently needed and should be done after Amendment C387 is formally adopted.</li> </ul>
<b>Management response</b>	<ul style="list-style-type: none"> <li>- <b>This submission was referred to City of Melbourne's heritage consultant GJM Heritage.</b></li> <li>- Submission noted.</li> <li>- Management agrees with GJM's response that a future heritage study that covers the period 1975-2000 would be an appropriate mechanism in which to consider these and other buildings from the later part of the twentieth century.</li> </ul>
<b>Management position</b>	<p>In response to this submission:</p> <ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> </ul> <p>Refer submission to the planning panel.</p>

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## 9. [REDACTED], Megas Properties (owner of 470-472 Little Lonsdale Street)

**Subject land and proposal** 470-472 Little Lonsdale Street –  
*proposed individual Heritage Overlay HO1281 (Shops), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay

**Matters Raised**

- The physical and aesthetic changes have diminished the heritage integrity of the building to the point that it does not contribute to the heritage significance or historic character of the precinct and therefore should be graded as 'non-contributory'
- The property is currently not subject to an existing heritage overlay. The property was graded 'C' in both the 1993 Central City Heritage Study review and 1985 Central Activities District Conservation Study. Further, the property was ungraded in both the 2011 Central City Heritage Review and 2002 Review of Heritage overlay listings in the CBD.
- The property has been extensively altered from the original construction. Significant alterations have occurred on the ground floor with no evidence at all of the original shopfronts. The entire ground floor façade has been replaced in recent years with a modern steel framed glass façade with a curved top.
- The entire lower level rendered brick cladding has been replaced with cement sheet cladding. The property has been repainted/re-rendered a number of times.
- The upper-level façade has also been altered with the original sash windows replaced with more modern frames and glazing as well as wrought iron window baskets installed. In addition, a light pole has been removed from the front of the property and now a street light and power box have been installed on the façade of the property by Citi Power.
- The original 'symmetrical' plan is no longer visible with both original outside toilets and sheds having been removed and replaced in stages with a variety of ad-hoc additions including an extension to the original property, covered courtyard area and disabled toilet room.

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- The wall separating the two shops has been removed in large sections both downstairs and upstairs with only one set of stairs remaining and as such the property has lost its 'symmetry'. Additionally, a small extension was completed to the first floor as well as a series of skylights having been installed.
- The extensive alterations that have occurred in recent decades; including the changes to the size and shape of ground floor openings, the installation of cement sheet façade, removal of the face brickwork and the removal of all original door and window joinery which are all not readily reversible.
- The building cannot be assessed as significant given it does not meet with definition of a significant heritage place under the Review. There is no evidence that the building is particularly valued by the community. Due to extensive alterations to the face over the past few decades it does not meet the definition of being externally intact. The building lacks any real notable architectural features associated with the Victorian era architecture and as such cannot be considered a representative example of the period or style.
- The buildings referenced in the comparative analysis (35-37 Bourke Street, and 203-205 Queen Street) are far higher quality and more architecturally detailed than this building. Additionally, the building at 215-217 Elizabeth Street is far higher quality and size than this building.
- The building does not meet the historical or representativeness criterions given the changes to the building.
- When the property was purchased in 2012 it was not within or proposed to be within a Heritage Overlay. The application of a Heritage Overlay will limit the potential use and development of the site and impact on its value.

## Management response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM response that the re-assessment of the subject property is consistent with the approach adopted by Lovell Chen in the Heritage Gradings Review and the place warrants an individual Heritage Overlay as recommended. In regard to the earlier gradings of the property, the *City of Melbourne Heritage Gradings Review (2016)*, which comprised a review of the City of Melbourne heritage grading system provided the following explanation for the approach to the review:

*The majority of current gradings were attributed during heritage studies undertaken in the 1980s and 1990s. Given the timeframe which has elapsed, it is reasonable to assume that some gradings are out of date...Instances where this could occur include where the*

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*intactness and appearance of a place or property has changed. It could also occur where the assessment of heritage value warrants reconsideration. For example, heritage places of the interwar and post-war period are now generally more highly valued in heritage terms than they typically were in the 1980s. Early properties, such as those from the 1850s-1870s are also increasingly more highly valued due to recognition of their rarity. Intact terrace rows, even rows of very modest workers cottages, are another heritage place type more highly valued due to maintaining their original external form with little visible change.*

*Other examples of places deserving of a higher level grading include those with important histories, or places with recognised social values.*

Management agrees with GJM's response that large-scale modification to ground level shop fronts is a widespread occurrence within the Hoddle Grid and the degree of alteration at 470-472 Little Lonsdale Street is commensurate with other Individual Heritage Places included in the Heritage Overlay of the Melbourne Planning Scheme. Further, alterations to the upper level are generally limited to the installation of wrought iron window baskets. These easily reversible elements have not diminished the ability to understand and appreciate the place as an example of a Victorian shop and residence within the City of Melbourne. Changes to the interior have no impact on the appearance and character of the building as viewed from the public realm and do not diminish the overall significance of the place as outlined in the exhibited Statement of Significance. Internal alteration controls are not being proposed. Overall the place retains notable features associated with the place type and period, and it warrants inclusion in the Heritage Overlay under Criterion A (historical significance) and Criterion D (representativeness).

- Management agrees with GJM's response that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance. The impact on individual owners in relation to the future use and development of a property is not relevant in determining the heritage significance of a place.

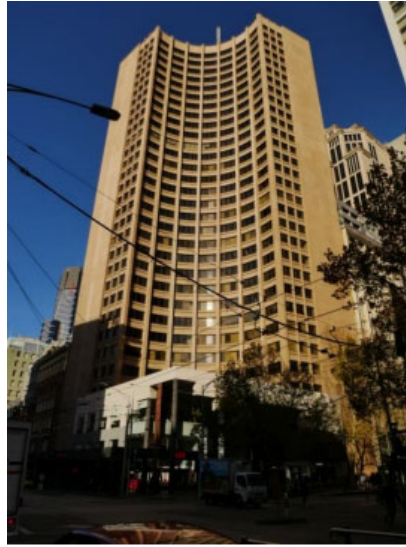
## Management position

- No changes are recommended in response to this submission. Refer submission to the planning panel.

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## 10. Mills Oakley on behalf of Phileo Australia Limited (owner of 303-317 Collins Street)

**Subject land and proposal** 303-317 Collins Street – *proposed individual Heritage Overlay HO1319 (Former MLC Building), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay

**Matters Raised**

- Substantial modifications have been made to the MLC building since its construction and, on that basis, our client submits that the Statement of Significance's description of 'highly intact' is misguided.
- The original forecourt rotunda has been demolished and replaced with a three-storey podium which extends to the site boundaries. The citation contained in the Hoddle Grid Heritage Review, downplays this modification and suggests that the alterations do not diminish the ability to understand and appreciate the place as a fine example of a Post-war Modernist, multi-storey commercial building. However, in circumstances where the curved features of the building are supposedly paramount to its significance, our client's view is that the removal of a prominent curved element compromises the architectural importance of the building.
- There is nothing remarkable about the materials or detailing of the building. The materials used are considered typical for this type of commercial building and the curved form is not particularly innovative, given the earlier construction of buildings like the former BP House on the corner of Albert and St Kilda Roads.
- It is queried whether the MLC building can be properly characterised as having 'a clear association with the postwar building boom' as the Statement of Significance suggests. Arguably, the building was constructed too late to fall within this category of development.
- It is acknowledged that the 'postwar building boom' does not have specific beginning or end dates. However, the Pictorial Guide to Identifying

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Australian Architecture defines the postwar era as c1940-1960. Accordingly, a building which was designed in 1969 and completed in 1973 is too recent to be properly considered postwar.

- There have been a number of heritage studies undertaken in the Melbourne CBD and the subject site has never before been considered worthy of heritage protection.
- The existing building is not of sufficient intactness or architectural or historical significance to warrant heritage protection.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that podiums of the majority of 1960s and 1970s multi-storey commercial buildings in the City of Melbourne have been modified at street level. Alterations to the forecourt of the MLC Building – acknowledged in the heritage assessment – do not diminish its architectural integrity or the ability to understand and appreciate the place as a fine example of a Post-War Modernist style commercial building to such an extent that it does not warrant inclusion on the Heritage Overlay.
- Management agrees with GJM's response that the *Pictorial Guide to Identifying Australian Architecture* (Richard Apperley et al) was published in 1989 and focuses on the classification of architectural styles rather than the definition of historic periods. It also considers the postwar period within a different historical context, being published over 30 years ago. The end date of 1975 chosen for the study is consistent with the timeframe for this period in other prominent heritage studies, including the *Central City (Hoddle Grid) Heritage Review* (Graeme Butler and Associates, 2011), the *Survey of Post-War Built Heritage in Victoria: Stage One and Two* (Built Heritage, 2008) and *Melbourne's Marvellous Modernism* (National Trust of Australia (Victoria), 2014), as well as surveys of this period such as *Australia Modern: Architecture, landscape & design* (Lewi, H. & Goad, P., 2019) and Philip Goad's doctoral thesis *The Modern House in Melbourne, 1945-1975*. A building designed in 1969 and completed in 1973 is therefore appropriately included within this defined period.
- Management agrees with GJM's response that the *Hoddle Grid Heritage Review* is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration.

# AMENDMENT C387 HODDLE GRID HERITAGE

This is particularly relevant to the assessment of postwar places (dating to the period 1945 to 1975). In comparison with nineteenth and early twentieth century buildings, very few postwar buildings have been identified through previous heritage studies undertaken within the City of Melbourne. Given that it is the passing of time that allows the enduring cultural heritage values of a place or object to be rigorously and objectively assessed, it is unsurprising that heritage studies undertaken in the 1980s and 1990s 'overlooked' some buildings dating from the 1960s and 1970s as sufficient time had not elapsed to be able to undertake a meaningful assessment of such places.

- Management agrees with GJM's response that the subject building is one of a number of postwar places that have been assessed as part of a comprehensive review undertaken to address this gap. The Review provides sufficient justification to substantiate the significance of the place and the building warrants the application of an individual Heritage Overlay.

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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 11. Best Hooper Lawyers on behalf of owner (owner of 341-345 Elizabeth Street)

**Subject land and proposal** 341-345 Elizabeth Street existing contributory within HO1204 (Elizabeth Street West Precinct), *proposed individual Heritage Overlay HO1329 (Former Cassells Tailors Pty Ltd) and significant in an existing precinct HO1204 (Elizabeth Street West Precinct)*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- Insufficient justification for significant place in a heritage precinct.

**Matters Raised**

- There is no strategic or heritage basis to support “uplift” of the grading of the Subject Site from “C” or contributory to significant. The current heritage policy (contained within Clause 22.04 of the Melbourne Planning Scheme) applies equally to significant and contributory buildings (see page 6 of the policy).
- The Subject Site was previously graded (prior to introduction of Amendment C271) a “C” graded building and we see no rigorous or independently tested evidence which justifies this “uplift” in heritage significance through either Amendment C271 or the present amendments.
- The immediately adjacent building at 347 Elizabeth Street (which has similar architectural form and age) has been classified as “contributory”.

**Management response**

- **This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**
- Management agrees with GJM’s response that the assessment of 341-345 Elizabeth Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance.

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- Management agrees with GJM's response that the building exhibits fine detailing and architectural features which elevates its aesthetic significance above the adjacent property which displays typical rather than exceptional characteristics of the period in which it was constructed. Further, the building displays a similar level of intactness and integrity to other buildings of this period that are included in the Heritage Overlay and/or have been assessed as being 'Individually Significant'.
  - The heritage policy at Clause 22.04 of the Planning Scheme does not apply equally to significant and contributory buildings in terms of application requirements, demolition and alterations.
- 

**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 12. Best Hooper Lawyers on behalf of owner (owner of 256-260 King Street)

**Subject land and proposal** 256-260 King Street – *proposed individual Heritage Overlay HO1342 (Former Paramount House)*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- The citation for the Subject Site describes its integrity as moderate/high, it is only moderately intact.
- The cultural heritage significance of the Subject Site has been overstated as the building does not demonstrate to any appreciable extent its former use as a commercial building associated with the film industry.
- The building is a standard example of an interwar commercial building that has been altered and is of moderate integrity to its original appearance. No architectural significance is ascribed to the building.
- The Subject Site does not meet the threshold for individual significance to the City of Melbourne.
- The Subject Site was graded 'D' in the 1985 Central Activities District Conservation Study (Butler) and then graded 'C' in the 1993 Central City Heritage Study Review (Raworth et al), a grading that did not identify significance that would warrant a site specific heritage control.

**Management response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the place is intact to its principal upper level façade, retaining its decorative panels, cornice, fenestrations, patterns of openings and steel-framed multipane windows. The large-scale modification to ground level facades is a widespread occurrence within the Hoddle Grid and the degree of alteration at 256-260 King Street is commensurate with other Individual Heritage Places included in the Heritage Overlay of the Melbourne Planning Scheme.
- Management agrees with GJM's response that the place has a clear association with Melbourne's film industry as a commercial building constructed in Melbourne in 1929 as a headquarters for prominent

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international film distribution companies. It is also significant as a rare surviving example of a purpose-built interwar commercial building associated with the film industry, a use that differs from the cinemas themselves. GJM contends that this association is evident in the articulation of the first floor façade with flanking pavilions.

- Management agrees with GJM's response that the place is significant at a local level for its historical associations and rarity, and concurs with the opinion expressed in Submission 12 that it is not of aesthetic significance.
- Management agrees with GJM's response that the assessment of 256-260 King Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the place meets the threshold for local significance, as demonstrated in the exhibited heritage citation and Statement of Significance.
- Management agrees with GJM's response that the re-assessment of the subject property is consistent with the approach adopted by Lovell Chen in the Heritage Gradings Review and the place warrants a site-specific Heritage Overlay as recommended. The *City of Melbourne Heritage Gradings Review* (2016), undertaken by Lovell Chen, comprised a review of the City of Melbourne heritage grading system and recommendations for phasing out the former alphabetical property gradings (A-D) to a new system utilising significant and contributory gradings. This approach was supported by the VPP Practice Note *Applying the Heritage Overlay*, which recommends against the use of 'letter gradings'. The approach to the gradings review was explained as follows:

*The majority of current gradings were attributed during heritage studies undertaken in the 1980s and 1990s. Given the timeframe which has elapsed, it is reasonable to assume that some gradings are out of date...Instances where this could occur include where the intactness and appearance of a place or property has changed. It could also occur where the assessment of heritage value warrants reconsideration. For example, heritage places of the interwar and post-war period are now generally more highly valued in heritage terms than they typically were in the 1980s. Early properties, such as those from the 1850s-1870s are also increasingly more highly valued due to recognition of their rarity. Intact terrace rows, even rows of very modest workers cottages, are another heritage place type more highly valued due to maintaining their original external form with little visible change.*

*Other examples of places deserving of a higher level grading include those with important histories, or places with recognised social values.*

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## Management position

- No changes are recommended in response to this submission. Refer submission to the planning panel
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 13. Calder Place Investments Pty Ltd (owner of 53-57 Lonsdale Street)

**Subject land and proposal** 53-57 Lonsdale Street – *proposed individual Heritage Overlay HO1253, approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay

**Matters Raised**

- The significance of the building has not been adequately demonstrated.
- The periodic use of the building as a restaurant is not sufficient to demonstrate a “flourishing Italian café society”. The importance of the Italian influence in Melbourne is more appropriately demonstrated by other buildings and locations (for example, in Lygon Street, Carlton).
- The architects of the building - Crouch and Wilson - are noted by Council to be “civic and institutional” architects. This example of their work is a rudimentary shop with dwellings above, and it is not an example of the work for which they were known or recognised.
- The design of the shops and dwellings above is considered by Council to be “modest” and on this basis the identification of the property for heritage protection fails to implement the methodology in the Review which is to identify particularly early, rare or fine examples, or having exceptionally strong historic or other heritage values.

**Management Response**

- **This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**
- Management agrees with GJM’s response that the assessment of 53-57 Lonsdale Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance.
- Management agrees with GJM’s response that the subject site has a clear association with Italian ‘culinary traditions’ and Italian restaurateur families through the long-term use and occupation of the site as Italian restaurants periodically from 1922 until 2001, as outlined in the exhibited Statement of Significance for the place. It predates the postwar boom of Italian restaurant

# AMENDMENT C387 HODDLE GRID HERITAGE

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culture in other locations within the City of Melbourne, such as Lygon Street.

- Management agrees with GJM's response that the place is recognised as a 'modest' example of the work of architects Crouch and Wilson under Criterion D, however the property is not asserted to be significant for this association (Criterion H), but rather as a 'fine example of a small-scaled shop and residence' (Criterion D).
- Management agrees with GJM's response that 53-57 Lonsdale Street is locally significant as 'a fine example of a small-scale shop and residence... built at a time when Melbourne was developing rapidly as a retail and commercial centre', as expressed in the Statement of Significance for the place.

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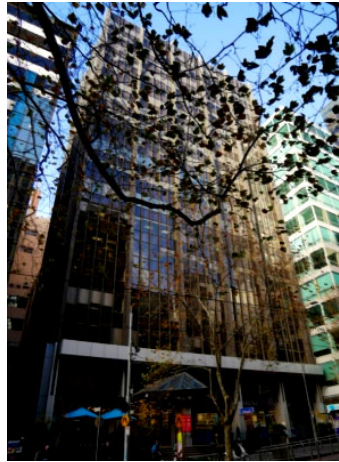
**Management position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 14. Fulcrum Urban Planning on behalf of 461 Bourke Street Pty Ltd (owners of 457-471 Bourke Street)

**Subject land and proposal** 457-471 Bourke Street - *proposed individual Heritage Overlay HO1309 (Former Dalgety House), approved interim Heritage Overlay*



**Themes** - Oppose the proposed heritage overlay and significant grading.

**Matters Raised** - A detailed submission to be lodged.

**Management Response** - Submission noted.

**Management position** - No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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## 15. [REDACTED] (apartment owner of 114-120 Russell Street)

### Subject land and proposal

Various and  
114-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building) approved interim Heritage Overlay*



### Themes

- General support for the Heritage Review.

### Matters Raised

- Support proposed heritage overlay for the Hero Building, Theosophical Society (124-130 Russell Street), the Uniting Church building (130-134 Little Collins Street) and Kelvin Club.
- Opportunity to activate Melbourne Place and develop a new lane way precinct the likes of Hardware Lane/Meyers Place/Crossley St/Tattersalls Lane.

### Management response

- Submission noted.

### Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.



# AMENDMENT C387 HODDLE GRID HERITAGE

16. [REDACTED], Peregrine Corporation, on behalf of Shahin Enterprises Pty Ltd (owner of 25 Elizabeth Street)

**Subject land and proposal** 25 Elizabeth Street – *proposed individual Heritage Overlay HO1247 (Former Universal House), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay

**Matters Raised**

- The significance of the building has not been adequately demonstrated.
- The citation attributes the building to have historical significance (Criterion A) due to the association with Melbourne's retail development. This connection has not been sufficiently demonstrated. The Hordern family retail interests were established by Anthony Hordern Snr, and two of his sons, Anthony Jnr and Samuel. Later, Samuel Hordern would buy out Anthony's share and centralise the business in Sydney. The business was not started or owned or operated by William Hordern, nor was it centralised in Melbourne. None of the Melbourne-based family members appear in the Australian Dictionary of Biography. The building was constructed for Celia Hordern (the wife of William Hordern) after William died in 1881. Celia was unconnected to the Hordern 'retail dynasty' except via family linkages. The significance of the building in terms of its linkages to the Hordern family is tenuous and insufficient to support the inclusion on the Heritage Overlay.
- The citation indicates that the building demonstrates its Victorian origins and is a typical commercial building. In relation to Criterion D the building is a poor representation of a late 19th century commercial building, owing to its various alterations over time, including:
  - The substantial removal of the ornate façade decoration (circa 1960s);
  - The addition of a modern verandah; and
  - The installation of a modern shopfront.

# AMENDMENT C387 HODDLE GRID HERITAGE

On this basis the identification of the property for heritage protection fails to implement the methodology in the Review, which is to identify particularly early, rare or fine examples, or having exceptionally strong historic or other heritage values.

- The architectural significance of the building has been overstated. The citation indicates that the building is aesthetically significant for its remaining stucco detailing and the pattern and joinery of upper floor windows. These elements in isolation are not sufficient to achieve the requirements of Criterion E, which requires demonstrated importance in aesthetic characteristics.
- The Review provides an overview of architect Salway's design direction and preferences: ... *"vocabulary of layered trabeated (post and beam) facades articulating repetitive rows of rectangular windows and developed with added layers to structural bays and corners. He favoured corner piers capped with inverted console brackets. Further decorative overlays included overlaid pedimented entrance porches, archways and decorative panels to produce dramatic effects"*. The subject building does not exhibit evidence of these design features owing to the works undertaken in the 1960s and as a result the building is not recognisable as Salway's work. For these reasons, the building does not contribute towards a meaningful streetscape of heritage significance when considered in concert with 17 -19 or 21 -23 Elizabeth Street. There is minor factual interest in the same architect designing three buildings adjacent to each other, but that fact has not created significance in its own right to warrant protection for No. 25.
- Council notes that the significance of the building is as part of a group of three buildings designed by the same architect, being 17 Elizabeth Street (also proposed for protection in Amendment C387) and 21 Elizabeth Street (included in HO1015). The Council is proposing an individual heritage overlay and the significance of the site as part of a group of three buildings has not been adequately analysed or demonstrated.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 25 Elizabeth Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated.
- Management agrees with GJM's response that the place's historical connection with Melbourne's retail development is clearly demonstrated through its association with the retailing boom of the 1880s. The building has a clear historical association with this important phase of Melbourne's development. The Hordern family are one of a number of prominent

# AMENDMENT C387 HODDLE GRID HERITAGE

retailers of this time. Having said that, it is accepted that the assessment under Criterion A places undue emphasis on the Hordern family rather than role of the building in reflecting the wider historical association with retail growth in this part of the Hoddle Grid. Management therefore agrees with GJM's recommendation that the Statement of Significance be amended to clarify the expression of the building's historical significance.

- Management agrees with GJM's response that while substantial aspects of the architectural ornamentation of the façade remain, including to the first floor level, the parapet with deep moulded cornice, the dentil band and decorative scroll brackets, and the elaborate flanking pilasters, the windows to the second, third and fourth floors had their decorative mouldings removed in the 1960s. On further review of historical photographs and in comparison with the neighbouring building at 21-23 Elizabeth Street (HO1015) (also designed by William Salway), the loss of the decorative features reduces the intactness of the original design intent of the façade to the point that it does not meet the threshold for Criterion E (aesthetic significance). Having said that, Management agrees with GJM's view that this building, like 17-19 and 21-23 Elizabeth Street, demonstrates the historic retail development of Melbourne from the 1880s (Criterion A) and is representative of this class of commercial building through its scale, height, form and architectural detail (Criterion D).
- Management agrees with GJM's response that the Statement of Significance for 17-19 Elizabeth Street (also proposed for an Individual Heritage Overlay as part of C387) also identifies the aesthetic value of the group as a whole. The three buildings, all designed by architect William Salway in the 1880s, are a legible grouping which clearly demonstrate the historical development and evolution of retail properties in the city from the boom period of the 1880s to the interwar period; however the buildings are considered to satisfy the threshold for individual significance in their own right for the reasons outlined in the heritage citation.

## Management position

In response to this submission:

- That Criterion E (aesthetic significance) be removed from the Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne), July 2020.
- That Criterion A (historical significance) under 'Why is it significant?' in the Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne), July 2020 be altered to remove undue emphasis on the Hordern family rather than role of the building in reflecting the wider historical association with retail growth in this part of the Hoddle Grid.

Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

## 17. [REDACTED] (apartment owner of 114-120 Russell Street)

### Subject land and proposal

Various and  
112-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved with interim Heritage Overlay*



### Themes

- General support for the Heritage Review.

### Matters Raised

- Support proposed heritage overlay for the Hero Building, Theosophical Society Building (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street).

### Management response

- Submission noted.

### Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

18. [REDACTED], on behalf of Collins St Property Pty Ltd (owner of 516-520 Collins Street)

**Subject land and proposal** 516-520 Collins Street – *proposed individual Heritage Overlay HO1326 (Office Building), approved interim Heritage Overlay*



**Themes**

- Insufficient justification for individual heritage overlay.
- A planning permit has been issued.

**Matters Raised**

- The Heritage Review has failed to provide a detailed analysis of the significance of the buildings within the Post-War Modernist office group that would lead to protection being granted.
- The subject building is a general example of the Post-War Modernist expression and does not meet the criteria. The citation does not detail how the building meets the required criteria.
- The building is not an early example of Post-War modernist expression, nor is it a rare example of specific design. It is not the work of a notable architect and it is without specific features of merit.
- The citation does not reference Planning Permit TP-2019-1057 which allows part demolition, alterations and additions.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the Postwar Thematic History undertaken as part of the HGHR (and provided in the place citation under historical context) clearly establishes the historical importance of postwar development in the Hoddle Grid and provides a robust basis for the assessment of the heritage significance of this place type.

# AMENDMENT C387 HODDLE GRID HERITAGE

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- Management agrees with GJM's response that the assessment of 516-520 Collins Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. Comprehensive comparative analysis, which draws on other similar places within the study area, was undertaken to substantiate the significance of the place and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance.
  - Management agrees with GJM's response that the place is significant for its 'clear association with the postwar building boom' and as a 'fine and highly representative example of a Post-War Modernist commercial building', as demonstrated in the place citation and Statement of Significance.
  - Amendment C387 does not affect permit TP-2019-1057 which allows for part demolition, alterations and additions of 516-520 Collins Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon.
  - Management agrees with GJM's response that notwithstanding the above, the heritage citation for the place notes that the ground floor of 516-520 Collins St has already been altered, which is a widespread occurrence within the Hoddle Grid. The further alteration proposed by TP-2019-1057 (currently underway) is not considered to alter the findings of the Review in respect of this place.
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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 19. Best Hooper lawyers, on behalf of owner (owner of 577-583 Little Collins Street)

**Subject land and proposal** 577-583 Little Collins Street –  
*proposed individual Heritage Overlay HO1278 (Warehouses), approved interim Heritage Overlay*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- A planning permit has been issued.

**Matters Raised**

- The Subject Site does not meet the threshold for individual significance to the City of Melbourne. An individual heritage overlay place requires a higher level of significance and intactness to warrant this form of protection.
- Planning Permit TP-2018-1163 has been granted for the Subject Site which allows part demolition.
- The buildings do not have aesthetic or architectural significance. The interiors and facades of the buildings do not have heritage or cultural significance.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the properties meet the threshold for individual significance as demonstrated in the exhibited heritage citation and Statement of Significance. The citation and Statement of Significance have been undertaken in accordance with Planning Practice Note 1 and it is considered that there is sufficient justification to warrant the application of a Heritage Overlay.
- Management agrees with GJM's response that the Statement of Significance for the property does not ascribe aesthetic significance to the buildings. They are considered to be of historic and representative significance. There is also no significance ascribed to the interiors and internal alteration controls are not proposed.
- Amendment C387 does not affect permit TP-2018-1163 which allows for part demolition of 577-583 Little Collins Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if

# AMENDMENT C387 HODDLE GRID HERITAGE

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appropriate, be amended via a future amendment.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

20. [REDACTED], on behalf of Eight Grange Pty Ltd (owner of 111-129 Queen Street)

**Subject land and proposal** 111-129 Queen Street – *proposed individual Heritage Overlay HO1068 (Former Royal Automobile Club of Victoria), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters raised**

- The buildings do not have aesthetic, architectural or historical significance.
- There is not proper assessment, rationale or justification provided as part of the Amendment that is sufficient to justify the proposed significant grading.
- The building's historical use is not evident when reviewed from the public realm, it does not contribute to the precinct and have been altered so as to impact on any significance.
- The citation prepared for the Site is vague and too simplistic to warrant the Amendment. It does not clarify what heritage fabric must be retained and conserved.
- A review of historical drawings highlight that a great deal of change to the fabric of the building has occurred over time.
- There are a number of items that either need correction, further discussion and/or clarification in the relevant citation.
- The comparative analysis in the citation is lacking in detail and fails to properly describe the context of high-rise development in Melbourne in the 1950s and 1960s of other buildings within the Hoddle Grid, in particular it fails to describe other buildings occupied by clubs in Melbourne and their historical associations are greater than the Royal Automotive Club of Victoria.
- Some of the narrative in the citation is overstated, unsupported by facts and fails to identify appropriate sources.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 111-129 Queen Street was undertaken in accordance with Planning Practice Note 1:

# AMENDMENT C387 HODDLE GRID HERITAGE

Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance. The assessment provides sufficient justification to demonstrate that the place is of historic, aesthetic, representative and social significance to the City of Melbourne. The citation follows the format outlined in PPN1, detailing what features contribute to the significance of the place (and therefore should be conserved and retained), and what features do not contribute (allowing for a greater degree of change and alteration). Specific decisions around fabric management are appropriately dealt with at a planning permit stage.

- Management agrees with GJM's response that the 'great deal of change to the fabric of the building', the 'items that either need correction, further discussion and/or clarification' and the 'narrative' that is 'overstated' are not detailed in the Submission and no comments in regard to these issues can therefore be offered at this stage. The main alterations to the exterior of the building have occurred at the ground floor level and these changes have had only a minor impact on the character, appearance and presentation of the place.
- Management agrees with GJM's response that the Contextual History for the place provides a detailed analysis of high-rise development within the Hoddle Grid in the 1950s and 1960s, which provides a strong basis for the comparative analysis. As only a piece-meal evaluation of postwar buildings within the Hoddle Grid in the City of Melbourne has previously occurred, few buildings from the early postwar period are currently included in the Heritage Overlay of the Melbourne Planning Scheme. The subject building is one of a number of postwar places that have been assessed as part of this comprehensive review to address this gap. The comparative examples provided are considered to be appropriate and demonstrate that the subject property is of local significance and the application of an Individual Heritage Overlay is justified.
- Management agrees with GJM's response that the majority of buildings occupied or associated with clubs within the City of Melbourne generally predate the Former RACV Building and are not considered to be relevant comparators. A notable exception to this is the Lyceum Club at 2-18 Ridgway Place, which has also been assessed as part of the HGHR and is subject to Amendment C387melb.

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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

21. [REDACTED], on behalf of Barrister's Chambers Limited (owner of 178-188 William Street)

**Subject land and proposal** 178-188 William Street – *proposed individual Heritage Overlay HO1377 (Office Building), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

- Matters Raised**
- The building does not meet the threshold for individual significance to the City of Melbourne.
  - The building's architectural expression is unremarkable as it is a standard example of a 1970s modernist office tower and therefore the significance of the Site has been overstated.
  - The building is not representative of architect Peter McIntyre's important body of postwar work – i.e. experimental residential designs and the structurally adventurous Olympic swimming pool. This building is not discussed as a key work in the Encyclopaedia of Australian Architecture, further supporting our position that the architectural significance the building has been overstated.
  - A building that was constructed in 1972-73 is arguably too recent to belong to Melbourne's 'postwar' period which generally refers to the architecture that resulted from the economic prosperity and technological advancements of the 1950s and 1960s.
  - The building was graded 'D' in the 1985 Central Activities District Conservation Study and then reclassified as ungraded in the 1993 Central City Heritage Study Review. It is not listed in the Australian Institute of Architects (Victorian Chapter) 20th Century Building Register nor the National Trust's 2014 report *Melbourne's Marvellous Modernism: A Comparative Analysis of Postwar Modern Architecture in Melbourne's CBD 1955-1975*. This is indicative of its relatively low heritage value, especially

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in comparison to other buildings of this era and style which have been deemed better examples.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 178-188 William Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the place meets the threshold for the application of an Individual Heritage Overlay as demonstrated in the exhibited heritage citation and Statement of Significance.
- Management agrees with GJM's response that they dispute the assertion that the building is a 'standard example of a 1970s modernist office tower' with an 'unremarkable' architectural expression. As outlined in the exhibited heritage citation and Statement of Significance, it is a fine and highly intact representative example of a Post-War Modernist commercial building that demonstrates important aspects of this architectural style.
- Management agrees with GJM's response that the building has not been identified as aesthetically significant (Criterion E) and its asserted significance is not predicated solely on its association or connection with architect, Peter McIntyre (Criterion H). As demonstrated in the Statement of Significance for the place, it is considered to be of historic significance (Criterion A) for its association with the postwar building boom and of representative significance (Criterion D) for clearly demonstrating 'the principle characteristics of a Post-War Modernist commercial high-rise building'. The building is one of a number of CBD buildings that were completed by McIntyre, McIntyre and Partners in the postwar period and forms part of the firm's extensive body of work.
- Management agrees with GJM's response that PPN1 provides no guidance on the minimum age for places to be assessed or listed on a local Heritage Overlay. Notwithstanding this, it is a generally accepted heritage practice that a generation (approximately 25-30 years) should pass before determining whether a place is of heritage value. This allows for a sufficient passage of time to elapse to ensure the enduring cultural heritage values of a place can be rigorously and objectively assessed. The Review approach is consistent with this practice.
- Management agrees with GJM's response that the end date of 1975 determined for the study is consistent with the timeframe for this period in other prominent heritage studies, including the *Central City (Hoddle Grid) Heritage Review* (Graeme Butler and Associates, 2011), the *Survey of Post-War Built Heritage in Victoria: Stage One and Two* (Built Heritage, 2008) and *Melbourne's Marvellous Modernism* (National Trust of Australia

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(Victoria), 2014), as well as surveys of this period such as *Australia Modern: Architecture, landscape & design* (Lewi, H. & Goad, P., 2019), Philip Goad's doctoral thesis *The Modern House in Melbourne, 1945-1975*. A building constructed in 1972-73 is therefore appropriately included within this defined period.

- Management agrees with GJM's response that the *Hoddle Grid Heritage Review* is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration.

This is particularly relevant to the assessment of postwar places (dating to the period 1945 to 1975). In comparison with nineteenth and early twentieth century buildings, very few postwar buildings have been identified through previous heritage studies undertaken within the City of Melbourne. Given that it is the passing of time that allows the enduring cultural heritage values of a place or object to be rigorously and objectively assessed, it is unsurprising that heritage studies undertaken in the 1980s and 1990s 'overlooked' some buildings dating to the 1960s and 1970s as sufficient time had not elapsed to be able to undertake a meaningful assessment of such places.

- Management agrees with GJM's response that the subject building is one of a number of postwar places that have been assessed as part of a comprehensive review undertaken to address this gap. The Review provides sufficient justification to substantiate the significance of the place and the building warrants the application of an individual Heritage Overlay.
- Management agrees with GJM's response that the assessment of the subject property is consistent with the approach adopted by Lovell Chen Heritage Gradings Review and the place warrants an individual Heritage Overlay as recommended. The *City of Melbourne Heritage Gradings Review* (2016), undertaken by Lovell Chen, comprised a review of the City of Melbourne heritage grading system and recommendations for phasing out the former alphabetical property gradings (A-D) to a new system utilising significant and contributory gradings. This approach was supported by the VPP Practice Note *Applying the Heritage Overlay*, which recommends against the use of 'letter gradings'. The approach to the gradings review was explained as follows:

*The majority of current gradings were attributed during heritage studies undertaken in the 1980s and 1990s. Given the timeframe which has elapsed, it is reasonable to assume that some gradings are out of date...Instances where this could occur include where the intactness*

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*and appearance of a place or property has changed. It could also occur where the assessment of heritage value warrants reconsideration. For example, heritage places of the interwar and post-war period are now generally more highly valued in heritage terms than they typically were in the 1980s. Early properties, such as those from the 1850s-1870s are also increasingly more highly valued due to recognition of their rarity. Intact terrace rows, even rows of very modest workers cottages, are another heritage place type more highly valued due to maintaining their original external form with little visible change.*

*Other examples of places deserving of a higher level grading include those with important histories, or places with recognised social values.*

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 22. [REDACTED] and Glossop Town Planning, on behalf of Owners Corporation (269-275 William Street)

**Subject land and proposal** 269-275 William Street – *proposed individual Heritage Overlay HO1378 (Nubrick House), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- We disagree that the Subject Land and the building contained on it (Nubrik House) portray sufficient qualities to warrant heritage protection when assessed against the three criteria identified (historical, architectural and representative). While the external integrity of the building is relatively intact above ground floor, we are of the view that the historical, architectural, and representative significance of Nubrik House has been overstated in the citation to the point that heritage protection is not warranted or made out with respect to the recognised criteria.
- Historically, the extent to which 271 William Street encapsulates Melbourne's 'postwar' style of architecture is questioned. The citation for 271 William Street claims that the building is '*historically significant for the evidence it provides of Melbourne's postwar development and rapid growth of corporate architecture of the 1950s-70s*'. The term 'Melbourne's postwar corporate architecture' is, however, more typically associated with the multi-storey development that resulted from the economic prosperity and technological advancements of the 1950s and 1960s. It is far less associated with development of the 1970s.
- The relatively modest scale and unremarkable architectural expression of Nubrik House does not render it a strong example of the type of architecture produced by the postwar economic and construction boom. This, coupled with the fact that Nubrik House was constructed in 1972, weakens its historical significance.
- As a representative work, Nubrik House is not generally considered to be one of Buchan, Laird and Buchan's more accomplished postwar works. There are many other more aesthetically refined examples of the firm's

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work. Notably, while Buchan, Laird and Buchan's work throughout the modernist and post-war periods is explored in detail in the *Encyclopedia of Australian Architecture*, Nubrik House is not one of the numerous buildings discussed in that entry.

- The building is noted with a data sheet in *Melbourne's Marvellous Modernism*, however, it is not identified in any way as an important building, but simply as an example of the 'expressed structure' mode of the period. Further the entry for Nubrik House was presented under the misconception that the building was of 'loadbearing brick construction' which has subsequently been discovered to be false further diluting any representative qualities.
- Aesthetically, Nubrik House is fairly typical of commercial architecture of the late 1960s and early 1970s in its 'robust' character. As a 'standard' commercial development of that period, it is altogether unremarkable in its overall architectural expression, particularly in comparison with the numerous other examples of Buchan, Laird and Buchan works.
- Nubrik House is also neither remarkable nor unusual in the broader context of postwar commercial architecture in Melbourne. Relevantly, the Subject Land was not graded as a heritage building in either the *1985 Central Activities District Conservation Study* or the *1993 Central City Heritage Study Review*. This lack of recognition in previous studies or relevant reference books is indicative of the subject building's low heritage value, especially in comparison to other buildings of this era and style.

## Management Response

- This submission was referred to City of Melbourne's heritage consultant GJM Heritage.
- Management agrees with GJM's response that the assessment of 269-275 William Street (Nubrik House) was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the place meets the threshold for the application of an Individual Heritage Overlay as demonstrated in the exhibited heritage citation and Statement of Significance.
- Management agrees with GJM's response that the Postwar Thematic History undertaken as part of the HGHR (and provided in the place citation under historical context) clearly establishes the historical importance of postwar development in the Hoddle Grid and provides a robust basis for the assessment of the heritage significance of this place type.
- Management agrees with GJM's response that the assertion that the building is a 'standard commercial development of the period' is disputed. As outlined in the exhibited heritage citation and Statement of Significance, the building is a highly intact representative example of a Post-War Modernist commercial building (Criterion D) with a distinctive



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architectural expression that utilised the company's brick products in the design of its façade (Criterion E).

- Management agrees with GJM's response that the building has not been identified as being significant on the basis of its association or connection with architects, Buchan, Laird & Buchan (Criterion H). As demonstrated in the Statement of Significance for the place, it is considered to be of historic significance (Criterion A) for its association with the postwar building boom, of representative significance (Criterion D) as an intact representative example of a Post-War Modernist commercial building and of aesthetic significance (Criterion E) as a building that "...is distinguished by its design solution that consciously utilised bricks, the main products of the company, to promote this material...". The building is one of a number of CBD buildings that were completed by Buchan, Laird & Buchan in the postwar period and forms part of the firm's extensive body of work.
- Management agrees with GJM's response that the Hoddle Grid Heritage Review is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration.
- This is particularly relevant to the assessment of the postwar places considered in the Hoddle Grid Heritage Review (dating to the period 1945 to 1975). In comparison with nineteenth and early twentieth century buildings, very few postwar buildings have been identified through previous heritage studies undertaken within the City of Melbourne. Given that it is the passing of time that allows the enduring cultural heritage values of a place or object to be rigorously and objectively assessed, it is unsurprising that heritage studies undertaken in the 1980s and 1990s 'overlooked' some buildings dating to the 1960s and 1970s as sufficient time had not elapsed to be able to undertake a meaningful assessment of such places.
- Management agrees with GJM's response that the subject building is one of a number of postwar places that have been assessed as part of a comprehensive review undertaken to address this gap. The Review provides sufficient justification to substantiate the significance of the place and the building warrants the application of an individual Heritage Overlay.
- Management agrees with GJM's response that the assessment of the subject property is consistent with the approach adopted by Lovell Chen Heritage Gradings Review and the place warrants an individual Heritage Overlay as recommended. The City of Melbourne Heritage Gradings Review (2016), undertaken by Lovell Chen, comprised a review of the City of Melbourne heritage grading system and recommendations for phasing

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out the former alphabetical property gradings (A-D) to a new system utilising significant and contributory gradings. This approach was supported by the VPP Practice Note Applying the Heritage Overlay, which recommends against the use of 'letter gradings'. The approach to the gradings review was explained as follows:

*The majority of current gradings were attributed during heritage studies undertaken in the 1980s and 1990s. Given the timeframe which has elapsed, it is reasonable to assume that some gradings are out of date...Instances where this could occur include where the intactness and appearance of a place or property has changed. It could also occur where the assessment of heritage value warrants reconsideration. For example, heritage places of the interwar and post-war period are now generally more highly valued in heritage terms than they typically were in the 1980s. Early properties, such as those from the 1850s-1870s are also increasingly more highly valued due to recognition of their rarity. Intact terrace rows, even rows of very modest workers cottages, are another heritage place type more highly valued due to maintaining their original external form with little visible change.*

*Other examples of places deserving of a higher level grading include those with important histories, or places with recognised social values.*

## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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23. [REDACTED], on behalf of Owners Corporation No. 1, Plan No. PS537345U (335-349 Little Collins Street)

**Subject land and proposal** 335-349 Little Collins Street – *proposed individual Heritage Overlay HO1350 (Equitable House), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay

**Matters Raised**

- The significance of the building to warrant an individual Heritage Overlay has not been adequately demonstrated.
- The scope of the Review has resulted in the extent of heritage protection being disproportionate to the value of the buildings that are included.
- The Amendment doesn't provide criteria by which the "early, rare or fine" can be assessed amongst the group of buildings identified for protection.
- A more detailed submission to follow.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 335-349 Little Collins Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance.

**Management position** - No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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## 24. [REDACTED] interested party (173-175 Bourke Street)

**Subject land and proposal** 173-175 Bourke Street – *proposed individual Heritage Overlay HO1238 (Shops), approved interim Heritage Overlay*



**Themes** - Provision of further information..

**Matters Raised**

- Recommend that the history be expanded to include:
  - More on its long term tenant Thomas Welton Stanford.
  - The historical link regarding the arrival of Americans during the Gold Rush in Melbourne, in particular from San Francisco and the Californian Goldfields, and the contribution they made to the early years of the Colony.
  - The history and the building's association with the Hordern family.
- It is these associations with both the Hordern and Stanford families that are in many respects the most unusual and most interesting aspects of this place.
- The submitter can provide additional information.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that we would be happy to receive additional information and would be amenable to an expansion of the history of the place where the information is determined to be appropriate and relevant to the significance of the place.

**Management position** In response to this submission:

- Update the 171-173 Bourke Street citation within the Hoddle Grid Heritage

# AMENDMENT C387 HODDLE GRID HERITAGE

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Review to include supplementary information provided by submission 24 at the stage the Amendment is adopted, subject to the provision of documentary evidence.

Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

25. [REDACTED], on behalf of Black Swan properties Pty Ltd (owner of 57-67 Little Collins Street)

**Subject land and proposal** 57-67 Little Collins Street – *proposed individual Heritage Overlay HO1348 (Former Craig Williamson Pty Ltd complex), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- There is no justification for placing a Heritage Overlay over the Site.
- Criterion A (historical) has not been met as there is no physical evidence of Craig Williamson Pty Ltd's activities on the site nor is there any physical evidence of the activities of any Commonwealth government department (including pre-Canberra phase), or the Mayser clock. Other tenants were simply traders of various sorts who rented out space for their businesses. There are no three storey shops. Craig Williamson used the buildings for a period of approximately 17 years only and it was secondary to their showroom in Elizabeth Street. The Commonwealth government occupied the building for a period of only 61 years between 1927-1988. The building was not designed or constructed for the Commonwealth, rather extensions with footing having a greater load-bearing capacity were designed, possibly never constructed like the other intended works which did not proceed.
- Criterion D (representativeness) has been met. There is minimal and undistinguished decoration on the façade. The existing windows may not be original and other than for the masonry piers and lintels all the ground floor façade has been remodelled recently. Internally the upper floors have been renovated to provide an open plan with various areas having modern partitions. There is a timber roof deck above the eastern portion. The level of integrity of the building has been compromised by numerous alterations.

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While the place/object may be one of a class (interwar industrial buildings), there is no clear association, beyond historical fact, with any event, phase, period, process, function, movement, important persons, custom or way of life in Melbourne's history.

- The relevance of the comparative examples is questionable. While 258-274 Queensbury Street, Carlton and 401-405 Little Bourke Street, Melbourne have some relevance in terms of materiality, the comparison stops there. These are both much more substantial buildings. As for the other examples, which having similar façade articulation and minimal detailing, their relevance is questionable.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 57-67 Little Collins Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and thorough comparative analysis undertaken to substantiate the significance of the place. The exhibited heritage citation and Statement of Significance for the place provides sufficient justification for the implementation of a Heritage Overlay.
- Management agrees with GJM's response that the assessment against Criterion A (historical significance) does not rely solely on the association with Craig Williamson Pty Ltd but on the evolution of manufacturing in this part of Melbourne in the early twentieth century. This building also housed the Mayser or 'atomic clock' which performed an important public service across Australia. The 60 year use of the site by the Commonwealth is considered to strongly contribute to the historical significance of the place.
- Management agrees with GJM's response that the architectural expression of the building, while not highly elaborate, is clearly representative of commercial buildings of this type of building dating from the early part of the twentieth century. The level of alteration to the building is appropriately acknowledged in the citation. Having said that, the level of integrity of the building is such that its historic form, rhythm and architectural detailing remains clearly legible and the place is considered to satisfy Criterion D (representative significance)
- Management agrees with GJM's response that while the comparative examples provided in the citation are generally larger-scale structures, the building at 57-67 Little Collins Street remains a largely intact representative example of this class of place.

## Management position

- No changes are recommended in response to this submission.

# AMENDMENT C387 HODDLE GRID HERITAGE

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Refer submission to the planning panel.

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## 26. Align Law, on behalf of W&Z Worldwide Pty Ltd (owner of 26-32 King Street)

**Subject land and proposal** 26-32 King Street – *proposed individual Heritage Overlay HO1338 (Warehouse), approved interim Heritage Overlay*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- Impact on development opportunities.

**Matters Raised**

- The citation does not provide a convincing basis for inclusion based on Criterion A (historical) or Criterion D (representativeness).
- The building was constructed in 1911 and does not exhibit its original fabric as modifications were made in 1923 and also between 1952 and 1954. The works carried out in this period do not reflect the association with the development of Melbourne as a trading port or reflect anything significant about the evolution of Melbourne. Its social connection with the port and the growth of the CBD is not so remarkable as to warrant heritage protection.
- There is nothing remarkable about the structure that makes it stand out and there are likely to be other comparable buildings in Melbourne that are not in the Capital City Zone, where high rise buildings can be permitted.
- Questions extending third party review rights to a broad range of structures as part of C387.
- Would accept a commemorative plaque in lieu of the Heritage Overlay.
- The justification for inclusion of a heritage place in the Melbourne CBD must be strong, compared with other locations. The Melbourne Planning Scheme allows tower style developments in this location. As such, the argument for heritage protection should be strong enough to justify the need for a built form response that retains fabric, rather than just a commemorative plaque.

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- We have an interest in acquiring the adjoining undeveloped title to the north on the corner of Flinders Lane. If a Heritage Overlay is applied this may undermine future efforts to consolidate the two titles to achieve a more flexible development footprint.
- For buildings located on a corner, street wall heights of up to 80 metres are described as the modified requirement in Table 3 to DDO10. Given the six storey wall evident at 29 King Street and the taller form to its north, it would be discordant to impose a mixture of three and four storey podiums on the east side of King Street to retain the façade of 26-32 King Street. If the two (three storey) facades to the south of the land are protected and retained, how will this sit juxtaposed against a four storey street wall that abuts a vacant corner site?
- Policy calls for a more consistent approach to street walls and podium design. This requires either the retention of a 3 storey street wall height or something more in keeping with the street wall heights emerging on the western side of King Street.
- Applying a heritage overlay to 26-32 King Street is a recipe for disorderly planning that may lead to varying parapet heights and will unreasonably constrain redevelopment. Within this policy context, the application of a heritage control to preserve a significantly modified façade is disproportionate and lacks adequate justification.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 26-32 King Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and thorough comparative analysis undertaken to substantiate the significance of the place.
- Management agrees with GJM's response that the property is of historical significance to the City of Melbourne as a surviving example of a substantial warehouse associated with the shipping and merchant trades that were constructed in this part of the city in the late nineteenth and early twentieth centuries.
- Management agrees with GJM's response that the place is illustrative of the historical development of this part of the city in the late nineteenth century, when a substantial number of warehouses were built to service Melbourne's trading port. As a surviving remnant of the extensive Zanders Bonded Stores that occupied most of the northern half of the block between Highlander Lane and King Street in the late-nineteenth century, it has a clear association with early warehousing in the area and the shipping and merchandising industries that populated this part of the city to the 1950s.

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- Management agrees with GJM's response that the building is an intact example of a substantial warehouse that compares favourably with other examples within the City of Melbourne that are included in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme. As outlined in the Statement of Significance, both the 1911 built form and scale and the c1923 decorative features contribute to the significance of the place.
- Management agrees with GJM's response that the building has not been identified as aesthetically significant (Criterion E), but rather is of representative significance (Criterion D) for clearly demonstrating the principal characteristics of the Chicagoesque style. The internal modifications to the building that were carried out in the 1950s have had no impact on the character, presentation or appearance of the building and internal alteration controls are not proposed.
- Management agrees with GJM's response that the effect of the proposed Heritage Overlay on future development outcomes on this site or adjoining sites is not relevant to establishing whether the building meets the threshold for local significance. Matters relating to the impact of a Heritage Overlay on potential development outcomes have been the subject of numerous Planning Panels:

*The key issue at the amendment stage was the heritage significance of the property, and other matters such as competing policy settings, hardship for owners etc. should be considered when a planning application was considered (Greater Geelong C71).*

*Matters such as personal economic impacts for the property owner of applying a Heritage Overlay, the structural integrity or condition of the buildings, and restrictions on the property owner's ability to redevelop the property are not relevant when considering an amendment to apply a Heritage Overlay' (Moonee Valley C195)*

- Management agrees with GJM's response that the effect of the proposed Heritage Overlay on future applications to consolidate land titles is not relevant to establishing whether the building meets the threshold for local significance.

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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

27. [REDACTED], on behalf of Hero Apartment Building Owners Corporation, 114-120 Russell Street

## Subject land and proposal

Various and  
114-120 Russell Street – *proposed individual HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



## Themes

- General support for the Heritage Review.

## Matters Raised

- Support the Hoddle Grid Heritage Review
- Support proposed heritage overlay for the Hero Building and nearby buildings along Russell Street, Bourke Street Little Collins Street and the laneways.
- Maintaining the diversity of the Hoddle Grid with heritage from all eras contributes to Melbourne's vibrancy and liveability.
- Support the heritage protection of the Theosophical Society Building (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) and object to the demolition of these buildings and lack of public notice on planning applications.
- Suggest heritage interiors be considered.

## Management response

- Submission noted.
- The Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) are recommended for inclusion in individual Heritage Overlays under Amendment C387. Both sites have planning permits for full demolition and redevelopment, which are not affected the proposed heritage controls. Heritage protection for this site is being pursued through Amendment C387 in the event that these permits are not acted upon. Whether these planning applications are subject to

# AMENDMENT C387 HODDLE GRID HERITAGE

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public notification under the Planning Scheme is not relevant to establishing whether these buildings meet the threshold for local significance.

- Interiors are beyond the scope of the HGHR.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 28. Planning Property Partners, on behalf of Kentplex Pty Ltd (owner of 410-412 Lonsdale Street) and multiple owners (414-416 Lonsdale Street)

### Subject land and proposal



410-412 Lonsdale Street – *proposed individual Heritage Overlay HO1360 (Warehouse), approved interim Heritage Overlay*



414-416 Lonsdale – *proposed individual Heritage Overlay HO1254 (Laurens House), approved interim Heritage Overlay*

### Themes

- Insufficient justification for individual Heritage Overlay.
- Impact on development opportunities.

### Matters Raised

- The basis on which the permanent controls are advanced requires further examination and justification particularly where a significant grading is proposed within the Inventory.
- Previous studies identified the building at 410-412 Lonsdale Street as follows:
  - o Central Activities District Conservation Study (1985) – graded 'E' in the context of a six tier grading system 'A-F'.
  - o Central City Heritage Study 1993 – Graded 'C' which is in the context of a three tier grading system 'A-C'.
- Previous studies identified the building at 414-416 Lonsdale Street as follows:
  - o Central Activities District Conservation Study 1985 – Graded

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'D' in the context of a six tier grading system 'A-F'.

- Central City Heritage Study 1993 – Graded 'C' which is in the context of a three tier grading system 'A-C'.

The methodology used to convert previous gradings to the current tiered grading system particularly in the context of the transformation from the respective C gradings in the 1993 Study to the current respective significant gradings.

- The introduction of individual Heritage Overlay's are required to be more detailed and updated with a methodology befitting the significance and nature of the Amendment particularly within the context of the central city.
- Some of the comparative examples listed in the citations are 'un-tested' and should be given limited weight. Other comparative examples provided clearly demonstrate elements of greater significance than either of these sites and should not be benchmarked as comparable.
- Our clients separately own and hold interest in 410-412 Lonsdale Street, Melbourne and 414-416 Lonsdale Street, Melbourne. To date, preliminary planning has identified potential opportunities for our clients to redevelop their sites jointly or separately and both are concerned that the application of the proposed controls will unreasonably preclude redevelopment opportunities.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 410-412 and 414-416 Lonsdale Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. Both places have been assessed against the Heritage Criteria set out in the Practice Note and thorough comparative analysis and it is considered that the significance of the buildings is adequately demonstrated in the exhibited heritage citations and Statements of Significance.
- Management agrees with GJM's response that the HGHR has been undertaken in a manner that has allowed for a rigorous and comprehensive assessment of places located within the study area. A detailed explanation and summary of the methodology, which has been undertaken in accordance with PPN1, is included in Volume 1 of the Review.
- Management agrees with GJM's response that the assessment of the subject property is consistent with the approach adopted by Lovell Chen in the Heritage Gradings Review and the place warrants individual Heritage Overlay as recommended. The *City of Melbourne Heritage Gradings Review* (2016), undertaken by Lovell Chen, comprised a review of the City of Melbourne heritage grading system and recommendations for phasing out the former alphabetical property gradings (A-D) to a new system

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utilising significant and contributory gradings. This approach was supported by the VPP Practice Note *Applying the Heritage Overlay*, which recommends against the use of 'letter gradings'. The approach to the gradings review was explained as follows:

*The majority of current gradings were attributed during heritage studies undertaken in the 1980s and 1990s. Given the timeframe which has elapsed, it is reasonable to assume that some gradings are out of date...Instances where this could occur include where the intactness and appearance of a place or property has changed. It could also occur where the assessment of heritage value warrants reconsideration. For example, heritage places of the interwar and post-war period are now generally more highly valued in heritage terms than they typically were in the 1980s. Early properties, such as those from the 1850s-1870s are also increasingly more highly valued due to recognition of their rarity. Intact terrace rows, even rows of very modest workers cottages, are another heritage place type more highly valued due to maintaining their original external form with little visible change.*

*Other examples of places deserving of a higher level grading include those with important histories, or places with recognised social values.*

- Management agrees with GJM's response in regard to the comparative analysis undertaken for 414-416 Lonsdale Street. As only a piece-meal evaluation of postwar buildings within the Hoddle Grid in the City of Melbourne has previously occurred, few buildings from the early postwar period are currently included in the Heritage Overlay of the Melbourne Planning Scheme and therefore the majority of comparative examples remain 'untested'. The subject building is one of a number of postwar places that have been assessed as part of a comprehensive review undertaken to address this gap. The examples provided are appropriate and demonstrate that the subject property is of local significance and the application of an Individual Heritage Overlay is justified.
- Management agrees with GJM's response that the effect of the proposed Heritage Overlay on future development outcomes on this site or adjoining sites is not relevant to establishing whether the building meets the threshold for local significance. Matters relating to the impact of a Heritage Overlay on potential development outcomes have been the subject of numerous Planning Panels:

*The key issue at the amendment stage was the heritage significance of the property, and other matters such as competing policy settings, hardship for owners etc. should be considered when a planning application was considered (Greater Geelong C71).*

*Matters such as personal economic impacts for the property owner of*



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*applying a Heritage Overlay, the structural integrity or condition of the buildings, and restrictions on the property owner's ability to redevelop the property are not relevant when considering an amendment to apply a Heritage Overlay' (Moonee Valley C195)*

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

29. [REDACTED], Advocacy National Trust of Australia

<b>Subject land</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Strongly support Amendment C387 which implements the recommendations of the Hoddle Grid Heritage Review on a permanent basis.</li> <li>- The implementation of this Review will provide greater certainty and clarity for developers and the community, encouraging more sensitive development outcomes for these important places. This review will ensure that Melbourne's distinctive 'heritage brand'—a major draw-card for tourism and events—is maintained and celebrated.</li> <li>- Support the progressive methodology developed and implemented by Context in the preparation of this Review, as well as the peer review by GJM, which has provided additional rigour to the study.</li> <li>- Supports and advocates for the identification, protection and celebration of social value. The richness of this aspect of the study can be seen in the stories included in the statements of significance which bring these places to life, and celebrate their value and connections to the community.</li> <li>- Pleased to note that 40% of individual buildings proposed for protection are postwar places.</li> <li>- Advocate for the period 1975-2000 to be the subject of future work to ensure that significant heritage places from this period are afforded appropriate protection.</li> <li>- Note that a framework for a study into interiors was drafted as part of the 2018-20 component of the Review, but has not progressed at this stage. We advocate for the completion of this work be prioritised, noting that significant interiors in the City of Melbourne are highly valued by the community, but are particularly vulnerable to inappropriate redevelopment.</li> <li>- May provide more detailed feedback on individual citations at the Planning Panel stage in response to issues raised by individual submitters.</li> </ul>
<b>Management response</b>	<ul style="list-style-type: none"> <li>- <b>This submission was referred to City of Melbourne's heritage consultant GJM Heritage.</b></li> <li>- Management agrees with GJM's response that the period between 1975 and 2000 falls outside the scope of the HGHR as were building interiors; GJM notes the remainder of the submission.</li> <li>- Management agrees with GJM's response that a future heritage study that covers the period 1975-2000 would be an appropriate mechanism in which</li> </ul>

# AMENDMENT C387 HODDLE GRID HERITAGE

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to consider these and other buildings from the later part of the twentieth century.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

30. [REDACTED], owner of (75-77 Flinders Lane)

**Subject land and proposal** 75-77 Flinders Lane – existing individual Heritage Overlay HO1026, Significant in proposed heritage precinct HO1286 (Flinders Lane East), approved interim Heritage Overlay



Source: City of Melbourne October 2020



Proposed Flinders Lane East Precinct HO1286

<b>Themes</b>	- Oppose contributory or significant place in a heritage precinct.
<b>Matters Raised</b>	- The building should be categorised as not significant and not be categorised as significant or contributory to the Precinct.
<b>Management Response</b>	<ul style="list-style-type: none"> <li>- <b>This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.</b></li> <li>- Management agrees with GJM’s response that the Flinders Lane East Precinct represents the commercial and manufacturing history of the textile, clothing and related industries that operated in the locality from the 1880s through to the 1960s.</li> <li>- Management agrees with GJM’s response that the existing Statement of Significance for 75-77 Flinders Lane notes that the building is an interwar warehouse that has had a long and enduring association with the clothing trade in this part of the city. It is evident the place makes an important historical and architectural contribution to the precinct and there is substantial justification for its inclusion in the Flinders Lane East Precinct.</li> </ul>

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The direct transfer of the property from an individual Heritage Overlay to 'significant' within the precinct is appropriate and reflects the building's important contribution to the precinct while also being a 'heritage place in its own right'.

- Management agrees with GJM's suggestion that the building address be included in the citation history under the *Interwar development* sub-heading.

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**Management position**

In response to this submission:

- Update the citation within the Hoddle Grid Heritage Review to include 75-77 Flinders Lane under the interwar development sub-heading at the stage the Amendment is adopted.

Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

## 31. [REDACTED], on behalf of Owners Corporation (221-231 Collins Street)

**Subject land and proposal** 221-231 Collins Street – *proposed individual Heritage Overlay HO1315 (Wales Corner), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- The significance of the building to warrant an individual Heritage Overlay has not been adequately demonstrated.
- The Amendment is contradictory to the VPP Practice Note which does not support the application of the HO to an individual building or structure that is also within a precinct.
- The scope of the Review has resulted in the extent of heritage protection being disproportionate to the value of the buildings that are included.
- The Amendment doesn't provide criteria by which the early, rare or fine can be assessed amongst the group of buildings identified for protection.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 221-231 Collins Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance.
- Management agrees with GJM's response that places are assessed against the recognised heritage criteria set out in Planning Practice Note 1 to determine their heritage value. The criteria have been broadly adopted by heritage jurisdictions across Australia and have been used accordingly in

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the HGHR to identify and assess places of significance within the Hoddle Grid. The place has been assessed as being of historic significance (Criterion A) for its clear association with the postwar building boom that transformed central Melbourne, and representative significance (Criterion D) as a 'fine and highly intact representative example of a Post-War Modernist commercial building'.

- Management agrees with GJM's response that while 221-231 Collins Street is located within the mapped extent of HO502 (The Block Precinct) it does not demonstrate any of the key attributes of the precinct identified within the Statement of Significance and falls outside the period of significance (c.1880s-1940). It is therefore considered appropriate to apply an individual Heritage Overlay to recognise the individual heritage values of this building.

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**Management position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 32. Urbis, on behalf of 600 Lonsdale Street Pty Ltd AMF 600 Lonsdale Street Partnership (owner of 594-610 Lonsdale Street)

**Subject land and proposal** 594-610 Lonsdale Street – *proposed individual Heritage Overlay HO1334 (Former Andrew Jack, Dyson & Co factory)*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- Other planning controls.
- A planning permit has been issued.

**Matters Raised**

- The heritage citation does not sufficiently detail the effects of the alteration of the building on its heritage significance.
- The Amendment does not consider other planning policy directions for the site, which are for high density development within our largest employment precinct, the CBD and Design and Development Overlay – Schedule 10.
- Planning Permit PA1900615 allows the demolition of the existing building, which is not consistent with the allocated heritage citation for the Subject Site.

**Management Response**

- **This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**
- Management agrees with GJM’s response that as set out in the exhibited heritage citation and Statement of Significance, the building retains a high degree of integrity in fabric, form and detail. While the building has undergone some alterations, these do not diminish the ability to understand and appreciate the place as a fine example of an interwar factory built in the City of Melbourne.
- Amendment C387 does not affect permit PA1900615 which allows for demolition of 594-610 Lonsdale Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, be amended via a future amendment.
- Management agrees with GJM’s response that the effect of the proposed Heritage Overlay on provisions encouraging growth is not relevant to establishing whether the building meets the threshold for local significance. Matters relating to the impact of a Heritage Overlay on policies seeking



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growth have been the subject of numerous Planning Panels. In the recent Panel decision for Melbourne C305 the Panel noted:

*The Practice Note's guiding methodology does not refer to disregarding properties with identified heritage significance in an area with policies seeking growth. If that was true, there would be no Heritage Overlay in Melbourne's central city area.*

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

*The Panel disagrees with submissions that applying the Heritage Overlay would restrict the ability to achieve policies seeking growth in Southbank. It may affect some individual property owners who may otherwise have had additional yield without the Heritage Overlay. However, the net community benefit of achieving heritage related objectives in the Act and policies in the Planning Scheme (by protecting Southbank properties with local heritage significance for present and future generations) outweighs any private economic disbenefit to some individual property owners.*

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**Management position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

33. [REDACTED]

<b>Subject land</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Fully support the Hoddle Grid Heritage Study. There is no doubt that City's previous inaction and piecemeal heritage reviews have responsible for the high level losses of heritage places over many years.</li> <li>- Support the listing of 55 postwar buildings that also reflect an important phase of the city's history worthy of protection.</li> </ul>
<b>Management response</b>	- Submission noted.
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> </ul> Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

34. [REDACTED]

<b>Subject land</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Fully support the Hoddle Grid Heritage Study. There is no doubt that City's previous inaction and piecemeal heritage reviews have responsible for the high level losses of heritage places over many years.</li> <li>- Support the listing of 55 postwar buildings that also reflect an important phase of the city's history worthy of protection.</li> </ul>
<b>Management response</b>	- Submission noted
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> </ul> Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

35. [REDACTED]

<b>Subject land</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Fully support the Hoddle Grid Heritage Study. There is no doubt that City's previous inaction and piecemeal heritage reviews have responsible for the high level losses of heritage places over many years.</li> <li>- Support the listing of 55 postwar buildings that also reflect an important phase of the city's history worthy of protection.</li> </ul>
<b>Management response</b>	- Submission noted.
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> </ul> Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

36. [REDACTED]

<b>Subject land</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Support the Hoddle Grid Heritage Study. Loss of beautiful and important architecture should not be allowed to happen, a comprehensive approach is well overdue.</li> <li>- Support the protection of 55 postwar buildings, they too are beautiful and important, individually and collectively.</li> </ul>
<b>Management response</b>	- Submission noted.
<b>Management position</b>	<p>In response to this submission:</p> <ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> </ul> <p>Refer submission to the planning panel.</p>

# AMENDMENT C387 HODDLE GRID HERITAGE

37. [REDACTED]

<b>Subject land</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	- Support in principle the protection of heritage properties, but it needs to be vigorous to have a good result. In reality, the protection given is often minimal or meaningless, e.g. Façadism such as the Celtic Club.
<b>Management response</b>	- The permit decisions relating to heritage places is not a matter for the HGHR and local heritage policy content was updated with through Amendment C258melb.
<b>Management position</b>	In response to this submission: - No changes are recommended in response to this submission. Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

38. [REDACTED], on behalf of Commonwealth Superannuation Corporation (CSC), (owner of 107-109 Flinders Lane)

**Subject land and proposal** 107-109 Flinders Lane –Contributory to proposed heritage precinct HO1286 (Flinders Lane East), approved interim Heritage Overlay



Source: CoM Maps, October 2014



Proposed Flinders Lane East Precinct HO1286

<b>Themes</b>	- Insufficient justification for contributory place in a heritage precinct.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- The Heritage Overlay should not apply to the building as there is no architectural or aesthetic significance.</li> <li>- The building does not enhance the intimate scale of ACDC Lane.</li> <li>- The building does not represent a historical association with the manufacturing and warehousing of the historical clothing and textile businesses.</li> </ul>
<b>Management Response</b>	- <b>This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.</b>

# AMENDMENT C387 HODDLE GRID HERITAGE

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- Management agrees with GJM's response that the proposed contributory grading for the building at 107-109 Flinders Lane is appropriate. The building has a direct association with the manufacturing and textile industries that characterise the Flinders Lane East Precinct, having accommodated a number of manufacturers including makers of leather goods, underclothing and children's clothing manufacturers and later the ladies clothing manufacturer Lisscraft Creations. It reflects the 'continued demand in the 1920s for factory and warehouse space in the city centre for the growing manufacturing sector', which is an important element of the precinct's significance. The place is not aesthetically significant in its own right but notes that its architectural form and detailing clearly contributes to the overall values of the proposed heritage precinct.
  - Management agrees with GJM's response that the scale of the building abutting ACDC Lane provides a sense of enclosure and contributes to the intimacy of the laneway.
- 

## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
-



# AMENDMENT C387 HODDLE GRID HERITAGE

39. [REDACTED]

<b>Subject land</b>	Various
<b>Themes</b>	- General support for the Heritage Review.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Support the next stage in the Hoddle Grid Heritage Study.</li> <li>- Distressed by the continuing loss of heritage buildings in the CBD which have occurred because the City has not done proper heritage reviews.</li> <li>- Hopefully many important and historic places will now be safe from demolition and facadism.</li> <li>- Support the listing of 55 postwar buildings.</li> </ul>
<b>Management response</b>	- Submission noted.
<b>Management position</b>	<p>In response to this submission:</p> <ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> </ul> <p>Refer submission to the planning panel.</p>

# AMENDMENT C387 HODDLE GRID HERITAGE

## 40. [REDACTED], Urbis, on behalf of Brookfield (owner of 393-405 Bourke Street)

**Subject land and proposal** 393-405 Bourke Street – *proposed individual Heritage Overlay HO1307 (Former John Danks & Son)*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- A planning permit has been issued.

**Matters Raised**

- Do not support the introduction of a site-specific Heritage Overlay over the site. The level of significance afforded to the site by an individual Heritage Overlay is obstructive, given the existing development on site, which already includes retention of the 'significant' heritage elements of the Foundry Building.
- The introduction of a Heritage Overlay across the entirety of the site is untimely and unnecessary given the current planning permit (201200554-1) relating to the land and would be inconsistent with the high density, modern office development that is reaching its final stages of construction, and occupies the majority of the affected land parcel.
- Should the Amendment proceed with inclusion of an individual Heritage Overlay on this site, it is requested that the extent of the citation is reduced to only apply to the 399 Bourke Street façade, where the Foundry Building has, in most part, already been retained. The heritage overlay should not apply to the building as there is no architectural or aesthetic significance.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the heritage values of this site are now limited to the ornate six storey façade and its return elevations given the construction of a 30-storey tower since the initial survey undertaken by Context. The cadastral block for this site is highly irregular and substantially larger than the extent of the heritage built form. It is therefore appropriate to reduce the mapped extent of the proposed Heritage Overlay to more closely align with the principal heritage form of the heritage building.
- Amendment C387 does not affect permit PA201200554-1 which allows for

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the re-development of 393-405 Bourke Street. Heritage protection for this site is being pursued through Amendment C387 as the heritage values of the Bourke Street façade of the building at 393-405 Bourke Street remain largely intact and warrant protection through the application of the Heritage Overlay.

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**Management position**

In response to this submission it is recommended that:

- The extent of individual Heritage Overlay HO1307 on Planning Scheme Map 8HO1 is reduced to more closely align with the retained heritage building John Danks & Son building at 393-405 Bourke Street, Melbourne.
- The Former John Danks & Son Statement of Significance (393-403 Bourke Street, Melbourne), July 2020 is revised to reflect the extent of individual Heritage Overlay HO1307.
- HO1307 within the Schedule to Clause 43.01 is revised to refer to Part 393-405 Bourke Street, Melbourne and the revised Statement of Significance.
- The Former John Danks & Son Statement of Significance (393-403 Bourke Street, Melbourne), July 2020 within the Schedule to Clause 72.04 is revised to refer to the revised Statement of Significance.
- The address within the Heritage Places Inventory February 2020 (Amended July 2020) Part A is revised to refer to Part 393-405 Bourke Street, Melbourne.

Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

41. [REDACTED], on behalf of Down Ampney Corporation Pty Ltd  
(owner of 166-172 Queen Street)

**Subject land and proposal** 166-172 Queen Street – *proposed individual Heritage Overlay HO1369 (Former Sleigh Buildings), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- The Building does not meet the threshold required to be considered significant because any historic context of the Building is incidental and is not reflected in its form. The Building lacks distinctiveness, and cannot be said to be a notable example of a class, or reflective of a period of historic importance.
- Under Criterion E, the citation refers only to the Sleigh Corner building (158-164 Queen Street) and has been incorrectly applied to the Building.
- The Building does not satisfy the requisite threshold to be considered "of importance" to the course or pattern of Melbourne's cultural history, nor is the stated association evident in the fabric of the building. The Building was built as an office building, however, this was at a time when postwar construction common and there was an increase in office work.
- The Building is comparable to numerous buildings constructed at the time and still remaining intact. The tenuous association as an office building does not elevate it to the necessary level of significance.
- The citation specifies that the HC Sleigh Building was notable because of its scale, form and façade. The architectural and design features, such as the tiles have been changed and removed over time.

**Management Response** - **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**

# AMENDMENT C387 HODDLE GRID HERITAGE

- Management agrees with GJM's response that the assessment of 158-172 Queen Street (comprising two Sleigh buildings) was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. 158-172 Queen Street is of local historical, representative and aesthetic significance for the reasons outlined in the Statement of Significance, and considers that the assessment of the place (as contained in the exhibited heritage citation) provides sufficient justification for the application of the Heritage Overlay.
- Management agrees with GJM's response that the HC Sleigh Building at 166-172 Queen Street and Sleigh Corner at 158-164 Queen Street have been assessed as a pair and together warrant inclusion within the an individual Heritage Overlay. Built for the same owners and by the same architects, as a direct result of the rapid expansion of the HC Sleigh company in the postwar period, the two buildings clearly demonstrate the 'postwar development and rapid growth of corporate architecture of the 1950s and 1960s'.
- Management agrees with GJM's response that the Former Sleigh Buildings are also visually linked through the rear wall of the plaza to Sleigh Corner and the original Tom Bass 'Transportation' sculpture, which assists in an understanding and appreciation of the relationship between the two buildings.
- Management agrees with GJM's response that the HC Sleigh Building at 166-172 Queen Street remains sufficiently intact to its original form, scale and configuration. While some modification has occurred, including the removal of the tiled cladding, window glazing and spandrel configuration, GJM is of the opinion that this has not diminished the ability to understand and appreciate the place as an example of a Post-War Modernist style office building within the City of Melbourne. In combination, the Former Sleigh Buildings clearly illustrate the advancement of construction techniques from the 1950s through to the mid-1960s and are part of a group of fine and highly representative examples of postwar office buildings within the Hoddle Grid that demonstrate the broad range of design approaches of the period.
- Management agrees with GJM's response that the HC Sleigh Building at 166-172 Queen Street is considered to be of local historical and representative significance; aesthetic significance is ascribed only to 158-164 Queen Street.

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**Management position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

42. [REDACTED], (apartment owner, 114-120 Russell Street)

## Subject land and proposal

Various and  
114-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



## Themes

- General support for the Heritage Review.

## Matters Raised

- Support the Hoddle Grid Heritage Review. Support the inclusion of Hero Apartments (114-120 Russell Street), The Theosophical Society (124-130 Russell Street) and the Uniting Church building (124-130 Little Collins Street) because it is clusters of mixed styles like these that exemplify Melbourne's layered architectural history.
- Support heritage from all eras being protected as it is the variety of styles that makes Melbourne interesting.
- Object to the permits approved for the demolition of the Theosophical Society and the Uniting Church buildings and lack of public notice on planning applications.
- Reinstate the compulsory public notification of all applications to demolish and construct buildings in the Melbourne Planning Scheme.

## Management response

- The Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) are recommended for inclusion in individual Heritage Overlays under Amendment C387. Both sites have planning permits for full demolition and redevelopment, which are not affected the proposed heritage controls. Heritage protection for this site is being pursued through Amendment C387 in the event that these permits are not acted upon. Whether these planning applications and other planning application are subject to public notification under the Planning Scheme is not relevant to establishing whether these buildings meet the threshold for local significance.

# AMENDMENT C387 HODDLE GRID HERITAGE

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<b>Management position</b>	- No changes are recommended in response to this submission. Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

43. [REDACTED], (apartment owner, 114-120 Russell Street)

## Subject land and proposal

Various and  
114-120 Russell Street – *proposed individual HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



## Themes

- General support for the Heritage Review.

## Matters Raised

- Support the Hoddle Grid Heritage Review. Support the inclusion of Hero Apartment, The Theosophical Society and the Uniting Church building because it is clusters of mixed styles like these that exemplify Melbourne's layered architectural history.
- Support heritage from all eras being protected as it is the variety of styles that makes Melbourne interesting.
- Object to the permits approved for the demolition of the Theosophical Society and the Uniting Church buildings and lack of public notice on planning applications.
- Reinstate the compulsory public notification of all applications to demolish and construct buildings in the Melbourne Planning Scheme.

## Management response

- Submission noted.
- The Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) are recommended for inclusion in individual Heritage Overlays under Amendment C387. Both sites have planning permits for full demolition and redevelopment, which are not affected the proposed heritage controls. Heritage protection for this site is being pursued through Amendment C387 in the event that these permits are not acted upon. Whether these planning applications are subject to public notification under the Planning Scheme is not relevant to establishing whether these buildings meet the threshold for local significance.



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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

44. [REDACTED], on behalf of SG&JG Properties Pty Ltd (owner of 376-378 Bourke Street)

## Subject land and proposal

376-378 Bourke Street – proposed individual Heritage Overlay HO1306 (Former Coles and Garrard Building), approved interim Heritage Overlay



## Themes

- Insufficient justification for individual Heritage Overlay.
- Impact on development opportunities.

## Matters Raised

- Objects to this property being placed under a Heritage Overlay.
- The building's structure, presentation and operation is very poor and dated requiring significant capital to meet current building standards and Environmentally Sustainable Design (ESD) criteria.
- Placing the building under a Heritage Overlay will limit repositioning opportunities and cap future capital investment required to reposition the building to attract commercial tenants therefore negatively impacting the property's value.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the impact of a Heritage Overlay on land and property value and the ability to meet ESD requirements have been the subject of numerous Planning Panels. The following decisions are considered relevant to the issues raised in Submission 44:

*The Panel supported the view that an owner opposing the Heritage Overlay, on the grounds of impediments to development, costs or*

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*impact on property prices did not constitute a reason to exclude the place, provided its heritage significance had been shown to meet the appropriate threshold (Yarra C157 and C163).*

*The Panel took the view that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance and questions of the potential of the land for other uses and the social and economic effects should be considered at a later stage of the planning process. (Greater Geelong C49)*

*The key issue at the amendment stage was the heritage significance of the property, and other matters such as competing policy settings, hardship for owners etc. should be considered when a planning application was considered (Greater Geelong C71).*

*Matters such as personal economic impacts for the property owner of applying a Heritage Overlay, the structural integrity or condition of the buildings, and restrictions on the property owner's ability to redevelop the property are not relevant when considering an amendment to apply a Heritage Overlay' (Moonee Valley C195)*

- Management agrees that GJM's response that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance.
- Management agrees with GJM's response that exhibited heritage citation and Statement of Significance appropriately articulate the reasons the property warrants inclusion in the Heritage Overlay.

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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

45. [REDACTED], on behalf of Dexu Funds Management Limited (owner of 56-64 Collins Street)

**Subject land and proposal** 56-64 Collins Street – *proposed individual Heritage Overlay HO1313 (Former Reserve Bank of Australia)*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- A planning permit has been issued.

**Matters Raised**

- The previous lack of heritage significance attributed to the site through various heritage studies commissioned by the City of Melbourne.
- Extensive works to the exterior during the 1990s have resulted in the loss of critical aspects of the original character, materiality and detailing of the building.
- The whole of the site at is included within the Collins East Precinct (HO504). The proposed introduction of an additional Heritage Overlay to the Subject Site, and an individually significant grading is completely divergent from past heritage review.
- There is a live planning permit for demolition and re-development of the site for a new commercial office building. Although the permit has not yet been acted on, a significant investment has been made to obtain this planning permit.

**Management Response**

- **This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**

*Note: In May 2018 GJM Heritage provided a memorandum of advice to Dexu, owner of 60 Collins Street, in relation to the identified and potential heritage significance of the building and the (now relocated) mural ‘Eureka Stockade’ by*

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*Sir Sidney Nolan. Advice was also provided in relation to the potential refurbishment opportunities and additions to the building.*

*In summary, GJM concluded that 60 Collins Street:*

- 1. while being included within the mapped extent of HO504 (Collins Street East Precinct), the building falls outside the identified period of significance of this precinct and does not contribute to the identified heritage values of the precinct;*
- 2. is unlikely to meet the threshold for State-level significance and warrant inclusion in the Victorian Heritage Register;*
- 3. is likely to meet the local-level threshold for inclusion on the Heritage Overlay on a site-specific basis; and*
- 4. the 1990s additions and alterations particularly to the ground floor are of no heritage significance and detract from the presentation of the building.*

*Further, it was acknowledged that the Sidney Nolan mural was classified by the National Trust of Australia (Victoria) at a State-level and would be more likely to warrant inclusion on the VHR than the Reserve Bank building itself. GJM was not engaged by Dexu beyond the provision of this advice and it is not considered that a conflict of interest exists in relation to this building.*

- Management agrees with GJM's response that the *Hoddle Grid Heritage Review* is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration.

This is particularly relevant to the assessment of postwar places (dating to the period 1945 to 1975). In comparison with nineteenth and early twentieth century buildings, very few postwar buildings have been identified through previous heritage studies undertaken within the City of Melbourne. Given that it is the passing of time that allows the enduring cultural heritage values of a place or object to be rigorously and objectively assessed, it is unsurprising that heritage studies undertaken in the 1980s and 1990s 'overlooked' some buildings dating to the 1960s and 1970s as sufficient time had not elapsed to be able to undertake a meaningful assessment of such places.

- Management agrees with GJM's response that the subject building is one of a number of postwar places that have been assessed as part of a comprehensive review undertaken to address this gap. The Review provides sufficient justification to substantiate the significance of the place and the building warrants the application of an individual Heritage Overlay.
- Management agrees with GJM's response that the exterior modifications

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mentioned in the submission including that 'the marble facings to the vertical structural elements were over-clad in segmented stainless steel, and the uppermost band of granite spandrel panels were removed'; but is of the opinion that despite these modifications, the overall character, appearance and presentation of the building remains sufficiently intact to warrant inclusion in the Heritage Overlay. Despite the works in the 1990s that altered the original design of the ground floor, the original design intent remains evident and the ability to understand and appreciate the place as a fine example of a Post-War Modernist multi-storey office building remains.

- Management agrees with GJM's response that while the subject building is located within the mapped extent of HO504 (Collins East Precinct) it does not demonstrate any of the key attributes of the precinct identified within the Statement of Significance and falls outside the period of significance (mid-1800s-1940). It is therefore appropriate to apply an individual Heritage Overlay to recognise the individual heritage values of this building.
- Amendment C387 does not affect permit PA1900656 which allows for the demolition and redevelopment of 56-64 Collins Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, via a future amendment.

## Management position

In response to this submission:

- No changes are recommended in response to this submission.

Refer submission to the planning panel.

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## 46. Hall and Wilcox Lawyers, on behalf of Sunsuper Pty Ltd (owner of 308-336 Collins Street)

**Subject land and proposal** 308-336 Collins Street – *proposed individual Heritage Overlay HO1320 (Former Colonial Mutual Life Assurance Building), approved interim Heritage Overlay*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- A planning permit has been issued.

**Matters Raised**

- The Building is not of sufficient historical, representative or aesthetic significance to warrant a Heritage Overlay.
- The Building's heritage significance has been compromised by its diminished integrity and intactness, following a significant refurbishment in 2003. The changes alter and diminish the aspects of the Building that are referred to in the citation. The alterations largely replaced the postwar modernist style with a contemporary commercial architectural character.
- There are many other examples of such buildings in the Melbourne CBD. The Building does not display characteristics of a higher quality than is usual for postwar modernist office buildings.
- The Building was designed by a known architectural firm, however it is not striking or remarkable example of their work.
- There is no visual or thematic relationship between the Building and the sculpture. It does not form an integral part of the Building, nor contributes to an understanding of the history or social significance of the site. A planning permit, currently allows for the relocation of the sculpture.
- Planning Permit No. TP-2016-1004 allows for a new glazed double-storey addition which fills in the plaza and provides for the relocation of the sculpture.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 308-336 Collins Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The site is of local historical, representative

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and aesthetic significance for the reasons outlined in the Statement of Significance, and the assessment of the building (as contained in the exhibited heritage citation) provides sufficient justification for the application of the Heritage Overlay.

- Management agrees with GJM's response that the building remains largely intact to its original form and scale. While some change has occurred, including the over-cladding of the elements of the façade in aluminium panels, GJM is of the opinion that this has not diminished the ability to understand and appreciate the place as a fine example of a Post-Modernist style office building within the City of Melbourne.
- Management agrees with GJM's response that 308-336 Collins Place is one of a number of fine and highly representative examples of postwar office buildings within the Hoddle Grid that together clearly illustrate the advancement of construction techniques from the 1960s through to the mid-1970s and demonstrate the broad range of design approaches of the period.

In particular, the combined building and public plaza is an important, and increasingly rare, typology within the Hoddle Grid. The concept of the open plaza formed part of a strategy adopted in the 1960s to gain council approval for additional building height. As outlined in the heritage citation for the place, most examples within the City of Melbourne of buildings that retain their original plaza setting are located outside the Hoddle Grid, making this an important surviving example of this once more widely adopted practice. The relationship of the building to the plaza is integral to its significance. The partial infilling of the return of the plaza at the northern end of the Elizabeth Street elevation and construction of a cantilever canopy has not substantially reduced the legibility of the historic relationship between the tower and plaza and the 'Children's Tree' sculpture.

- Management agrees with GJM's response that there is a clear link between the 'Children's Tree' sculpture and the plaza as it was commissioned specifically to sit within this space. As clearly articulated in the Statement of Significance, it formed part of the original design concept for the building and plaza and remains in its original location.
- Management agrees with GJM's response that the building's significance is not solely based on its association or connection with architects, Stephenson & Turner. The building is one of a number of buildings that were completed by the firm in the postwar period and forms part of the firm's extensive body of work.
- Amendment C387 does not affect permit TP-2016-1004 which allows for alterations to 308-336 Collins Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if



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appropriate, via a future amendment.

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**Management  
position**

In response to this submission:

- No changes are recommended in response to this submission.

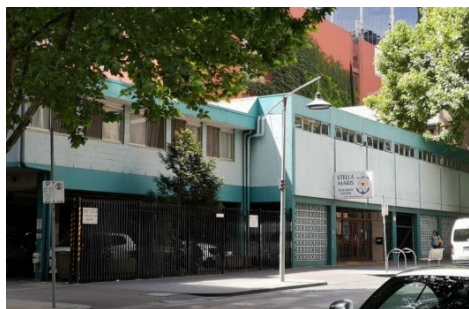
Refer submission to the planning panel.

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## 47. Best Hooper, on behalf of Roman Catholic Trust Corporation for the Diocese of Melbourne (owner of 588-600 Little Collins Street)

**Subject land and proposal** 588-600 Little Collins Street – *proposed individual Heritage Overlay HO1355 (Stella Maris Seafarer's Centre), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- The Heritage overlay is contrary to Planning Practice Note 1 – Applying the Heritage Overlay.
- The Subject Site does not meet the requisite threshold for the application of a site-specific Heritage Overlay.
- The proposed listing is contrary to the objectives and purpose of the Planning and Environment Act 1987 (Vic).
- The Statement of Significance focuses upon the use and occupation of the land, which is not a tangible asset. In the absence of there being any built form significance, the Heritage Overlay is not the appropriate tool to apply to recognise or protect any historic use of the land.
- Stella Maris has occupied part of the land for an extended period of time, however it is not the only occupant or user of the land and the occupation in is relatively recent in heritage terms.
- The building has been substantially altered and its era and age does not meet the threshold for the application of the Heritage Overlay.
- The Subject Site has not been previously identified in previous heritage studies.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the site was purchased by the Stella Maris entity in Melbourne in the late 1960s and the existing building on the site was purpose-built as the new Stella Maris Seafarer's Centre in 1972. While the site has had a number of owners over time, the current building has been solely owned and occupied by the Stella Maris and it therefore has a clear and direct association with the Stella Maris

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community. This association is clearly represented in the building fabric, as the building was purpose-built as the Stella Maris Seafarer's Centre and continues to provide welfare services for that community. The continuous usage of the place demonstrates a contemporary and ongoing association that is directly linked to the fabric of the building.

- Management agrees with GJM's response that there is no provision in PPN1 that requires a place to be of a minimum age before it can be assessed or included in a local Heritage Overlay and there is sufficient justification for the application of an Individual Heritage Overlay.
- Management agrees with GJM's response that PPN1 advises 'an appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed'. The association between the Stella Maris Seafarer's Centre and the community is particularly strong due to the ongoing and close relationship between the physical place, the Stella Maris community and the provision of religious, moral and welfare services to Roman Catholic seafarers.
- Management agrees with GJM's response that the *Hoddle Grid Heritage Review* is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration.

This is particularly relevant to the assessment of postwar places (dating to the period 1945 to 1975). In comparison with nineteenth and early twentieth century buildings very few postwar buildings have been identified through previous heritage studies undertaken within the City of Melbourne. Given that it is the passing of time that allows the enduring cultural heritage values of a place or object to be rigorously and objectively assessed, it is unsurprising that heritage studies undertaken in the 1980s and 1990s 'overlooked' some buildings dating to the 1960s and 1970s as sufficient time had not elapsed to be able to undertake a meaningful assessment of such places.

- Management agrees with GJM's response that the subject building is one of a number of postwar places that have been assessed as part of a comprehensive review undertaken to address this gap. The Review provides sufficient justification to substantiate the significance of the place and the building warrants the application of an individual Heritage Overlay.

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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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## 48. Sentinel Strata Services, on behalf of Owners Corporation (owner of 99 Spring Street)

**Subject land and proposal** 99 Spring Street – *proposed individual Heritage Overlay HO1262 (Treasury Gate), approved interim Heritage Overlay*



Source: City of Melbourne 2019

**Themes** - Impact on development opportunities.

**Matters Raised** - Currently undertaking works to the building and seek to understand how the heritage controls will impact on further proposed works. Specifically, the completion of the application of gold banding to the Spring Street (east) elevation of the tower element (already applied to the north, west and south elevations), works to the driveway entrance and improving the sheet metal awning to the residences.

**Management Response**

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that gold coloured spandrel panels have been recently applied to limited sections of the north, west and south elevations of the building, which are the secondary facades of the building. Notwithstanding this alteration, the place is considered to remain sufficiently intact to its original form and detailing to warrant the application of the Heritage Overlay as recommended on the HGHR.
- Management agrees with GJM's response that matters relating to the impact of a Heritage Overlay on future development aspirations have been

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the subject of numerous Planning Panels, who have consistently found that future development is a matter for the planning permit process should a place be found to be of sufficient significance to warrant inclusion in the Heritage Overlay.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

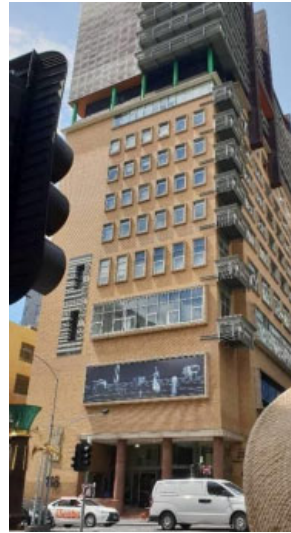
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# AMENDMENT C387 HODDLE GRID HERITAGE

49. [REDACTED], (apartment owner, 114-120 Russell Street)

## Subject land and proposal

Various and  
114-120 Russell Street – *proposed individual Heritage Overlay HO1374 (Former Russell Street Automatic Telephone Exchange and Postal Building), approved interim Heritage Overlay*



## Themes

- General support for the Heritage Review.

## Matters Raised

- Support the Hoddle Grid Heritage Review.
- Object to the demolition of the Theosophical Society (124-130 Russell Street) and the Uniting Church buildings (130-134 Little Collins Street) and insufficient notice on planning applications.
- Interiors should be included in all heritage considerations.

## Management response

- submission noted.
- The Theosophical Society (124-130 Russell Street) and the Uniting Church building (130-134 Little Collins Street) are recommended for inclusion in individual Heritage Overlays under Amendment C387. Both sites have planning permits for full demolition and redevelopment, which are not affected the proposed heritage controls. Heritage protection for this site is being pursued through Amendment C387 in the event that these permits are not acted upon. Whether these planning applications are subject to public notification under the Planning Scheme is not relevant to establishing whether these buildings meet the threshold for local significance.
- Interiors are beyond the scope of the HGHR.

## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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## 50. Plan Urban, on behalf of [REDACTED] (owner of 188 Bourke Street)

**Subject land and proposal** 188 Bourke Street – *proposed individual Heritage Overlay HO1303 (Former Rockman’s Showrooms Pty Ltd), approved interim Heritage Overlay*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- The building whilst retaining some original features has had considerable alterations occur since its construction in 1937 including the shop front and replacement of the first floor windows.
- The site is relatively small with a narrow frontage. Given the scale of buildings to both the east and west the subject building is largely screened from the public realm with its significantly altered shop frontage being the most prominent feature.
- Concern relating to any future development potential.

**Management Response**

- **This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**
- Management agrees with GJM’s response that the alterations to the building at the ground level and to the first floor windows do not diminish the ability to understand and appreciate the place as an example of an interwar retail building within the City of Melbourne. Wholesale modifications to ground level shop fronts is a widespread occurrence within the Hoddle Grid and considers that the level of alteration is commensurate with buildings of similar age and architectural style included in the Heritage

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Overlay of the Melbourne Planning Scheme.

- Management agrees with GJM's response that matters relating to the impact of a Heritage Overlay on future development aspirations have been the subject of numerous Planning Panels. The following decisions are considered relevant to the issues raised in Submission 50:

*Discussion of whether potential impacts on a business operating from a building proposed for Heritage Overlay listing are relevant considerations. The Panel concluded that the impacts would be dependent on changes proposed in future and the responsible authority's decisions in relation to them. It was not a matter that could be known at the time and was not relevant to the assessment of the heritage significance of the place. (Stonnington C135)*

*The Panel concluded that the impact on individual owners was not relevant in determining the heritage significance of the place, and that the latter was the major consideration when applying the Heritage Overlay (Stonnington C157)*

*The Panel took the view that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance and questions of the potential of the land for other uses and the social and economic effects should be considered at a later stage of the planning process. (Greater Geelong C49)*

*Matters such as personal economic impacts for the property owner of applying a Heritage Overlay, the structural integrity or condition of the buildings, and restrictions on the property owner's ability to redevelop the property are not relevant when considering an amendment to apply a Heritage Overlay' (Moonee Valley C195)*

- Management agrees with GJM's response that that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance. The impact on individual owners is not relevant in determining the heritage significance of a place.

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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 51. [REDACTED], Melbourne Heritage Action

<b>Subject land</b>	Various
<b>Themes</b>	<ul style="list-style-type: none"> <li>- General support for the Heritage Review.</li> <li>- Suggestions for improvements.</li> <li>- Provision of further information.</li> </ul>
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Support that more modest places within the CBD have been included, as well as some interesting historical categories, such as apartment towers, some new precincts, and 55 postwar modernist places. Also that Aboriginal heritage places are identified, and social heritage importance used so widely to identify important places, something often ignored in previous studies.</li> <li>- The Review should have included: anything built after 1975, significant interiors, historic signs, lane-scapes, and objects, such as street furniture and public art, which all often come under threat.</li> <li>- The scope of the Review should have included existing heritage precincts given the Statements of Significance for these precincts have inadequate detail and the boundaries require revision. We also note that in a number of cases the boundaries of pre-existing precincts should be examined and potentially extended, for instance individual places listed in Ridgeway Place could logically have been folded in the Bourke Hill or Collins East precinct</li> <li>- We are pleased that one of the five precincts we suggested to Council in 2017 has been recommended (Flinders Street East) but disappointed that three others that remain intact with a clear thematic basis have not been included: <ul style="list-style-type: none"> <li>o A maritime/warehouse precinct on King Street at Flinders Street</li> <li>o A Collins Street financial precinct between Queen and William</li> <li>o A Bourke Street retail precinct at Russell Street</li> </ul> <p>We find this especially odd given that with existing and current proposed individual buildings, virtually every historic building in each of them is covered, and protection within a precinct is easier to achieve and in practice superior to an individual overlay. The extra protection of height limits as for most other special character areas would also be very helpful.</p> </li> <li>- An example of modest places that have been rejected for individual listing but would be captured in these precincts is 162 Russell Street. The c. 1874 building clearly reads as a heritage place to the general public and is contributory between two listed buildings in a place that logically reads as a heritage precinct in the making.</li> </ul>

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- We strongly support the Drewery Lane precinct, which has a good thematic basis, and captures a part of the city that is largely intact.
- We note that the two Swanston Street precincts could logically be folded into reviews of the precincts surrounding them in the future.
- We also note that the Little Lonsdale Street precinct extension might be tenuous. The original precinct came about as part of our lobbying efforts in 2011, and was limited to a short run of buildings all built before WW1, from the 19th century 'slum' era or the immediately following industrial era. The proposed expansion extends it to a disparate range of places such as an electrical substation, and a former car showroom. The integrity of the precinct is also greatly undermined by the large modern apartment tower on the corner of Exploration Lane.
- We would have also liked to see more clarity on postwar places deemed in the review as not meeting the threshold for individual heritage value in context of other postwar places, but which may have some contributory status in the precincts. For instance the Hub Arcade in Little Collins Street, which is now threatened with demolition, but may have some value as part of the streetscape as a postwar arcade, now a rare item in the CBD after the demolition of Port Phillip Arcade.
- Another notable building missed out is 21 Croft Alley, which while not having individual significance would clearly be contributory if the Chinatown precinct was expanded to include this laneway, which runs off Little Bourke Street.
- Cecil Walker Cycles at 395 Elizabeth and 399 Elizabeth also logically fit in as contributory to the Elizabeth Street North precinct, but were not included simply because that study's cut-off was at A'Beckett Street.
- We would like to see equal attention paid to identifying any laneway characteristics of buildings given equal standing with their 'front' facades.
- A list of places which have not been provided heritage protection and potentially should:

- o Victoria Hotel complex, Little Collins Street

As a hotel begun in the 1880s as the Victoria Coffee Palace, and added to and expanded in large blocks in the 1910s and 20s, and often claimed to be the largest hotel in Melbourne, both the buildings and lanes of this historic hotel complex have clear heritage value, but have never been identified as such. The 1880s section at 209-221 Little Collins Street falls within the Collins East Precinct, but may have individual value as a rare large 19th century residential hotel building. While the main section at 209-231 Little Collins lost its 1912 classical detailing in the 1960s, the section at 201-207 Little Collins Street retains much of its unique stylised

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Gothic decoration.

- 10-16 McKillop Street

MHA originally formed over the demolition of Lonsdale House, a Victorian warehouse undervalued because of its interwar makeover, and fought for the Palace Theatre which had also had historic renovations but seen as not being 'intact to one period'. As such, we find it disappointing that this Victorian warehouse with fairly intact inter-war and art deco facade makeover is simply listed as substantially altered, despite the alterations now being historic in their own right and valuable to the laneway streetscape.

- 300 Russell Street

Despite being an entirely intact interwar building this building seems to have been missed out in the Review. Alongside the intact Victorian building at 296 Russell it forms a coherent streetscape in context of 288 Russell (HO1073) opposite the rear of the State Library.

- 296-298 Russell Street

Three storey pink Victorian - unusual for its relatively narrow three storey facade.

- Saracen's Head Hotel, 387-391 Bourke Street.

While many elements have been lost, the facade still has very unusual Moorish style horse-shoe arched windows and other details.

- Croft Institute, 21-25 Croft Alley

Notable as a characteristic laneway building.

- Burtons Livery 46-50 Latrobe

Though now only a façade and some side wall, this is still a rare reminder of stabling and carriage making in the CBD.

- Melbourne Cyclorama Company, 166-186 Little Collins Street

The date of 1908 is incorrect, this mainly dates from 1891. The central upper windows date from c1908, in matching style, and while the shopfronts are recent, the panels between are original. The only other example of the Moorish style in the CBD along with the Saracen's Head Hotel.

- Askew House, 364- 372 Lonsdale Street

Sadly lost window frames and distinctive sign (which may only be covered over) in about 2011, but is a notable example of horizontal Streamlined Moderne.

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- 
- Orbit House, 183 Elizabeth Street
 

Unfortunately this building lost ground floor windows (in 2020), but the remainder of the façade is an unusual example of 1960s retail design.
  - Golden Square Parking, 217-231 Lonsdale Street
 

Though utilitarian, and other carparks are protected, this is by far the earliest, built in 1955.
  - Lane-scape of 239-243 Elizabeth Street
 

Despite not being intact on Elizabeth Street, this building very intact facing White Hart lane, including warehouse window pulleys and an articulated corner.
  - Manton Lane
 

A highly coherent lane-scape of brick structures with a rare laneway form of a very 'Melbourne' narrow entrance to Lonsdale. Its components of 10-22 Manton Lane, 572 Lonsdale, 570 Lonsdale, 563 Little Bourke have not met the threshold by only being viewed from their primary street sides.
  - Lane-scape of 232 King St (Tramway Union House)
 

Should also be viewed in the context of it's rear contribution to Brown Alley, and does read as an intact heritage building in it's own right, only suffering from the failure of the precinct idea around it.
  - Provide further detail in the citation for these places:
    - Royal Mail House, corner Swanston and Bourke streets
 

The uprights on the façade were removed after 1999. A photo dated that year in the MHA collection shows them still in place.
    - AMP Tower & St James Building, 527-555 Bourke Street
 

The St James Building has been further altered by moving the upper floor windows forward and removing the railings.
    - Reserve Bank, 56-64 Collins Street
 

The curtain wall has been altered by the replacement or covering over of the white marble panels with light grey coloured metal panels.
    - CML, 308-366 Collins Street
 

The curtain wall has been altered by the replacement or covering over of the white marble panels with coloured metal panels.
    - HC Sleigh, 158-164 Queen Street (corner Bourke Street)
-

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Every second vertical in the facade was originally clad with gold mosaic tiles, which were unfortunately rendered over in 2018. MHA has a photo showing the rendering occurring in that year.

- Building, 582-84 Little Collins Street

The ground floor of this building dates from the interwar period. The Mahlstedt map of c1910 shows the entrance was originally in the centre, while the map from the 1920s shows the entrance in its current location. Also the style is very 1920s.

- London Assurance, 468-470 Bourke Street

The coloured spandrel panels in barcode pattern were added over the original spandrels in 2003 - the changes are noted in the National Trust citation (B6567).

## Management response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that typological and/or thematic studies are the most appropriate way to address the particular typologies noted in Submission #51 as warranting further assessment. This might include future typological/thematic studies of significant interiors, historic signs, public car parks and objects such as street furniture and public art across the whole municipality. Typology/thematic studies benefit from a focused identification and assessment of places or objects that share commonalities, and are integral in bridging gaps in heritage knowledge and protection.
- Management agrees with GJM's response that a review of post-1975 buildings lay outside the scope of the HGHR. A future heritage study that covers the period 1975-2000 would be an appropriate mechanism in which to consider these and other buildings from the later part of the twentieth century. Likewise, a review of the existing precincts within the City of Melbourne was outside the scope of the HGHR.
- Management agrees with GJM's response that all places identified for potential inclusion in the Heritage Overlay by Submission #51 were considered in the HGHR. These places were considered to not meet the threshold for local significance and consequently did not warrant inclusion in the Schedule to the Heritage Overlay as Individual Heritage Places, or as 'contributory' or 'significant' places within existing precincts.
- *Victoria Hotel complex, Little Collins Street*
  - The earlier sections of this complex (west of Athenaeum Place) are already included in HO504 (Collins East Precinct). It is considered that the remainder of the site may have some local historic and social significance and is recommended for assessment in a future

# AMENDMENT C387 HODDLE GRID HERITAGE

precinct review of HO504.

- *10-16 McKillop Street*
  - These building were not recommended for protection within the Guildford & Hardware Laneways Study. Following further consideration through the HGHR, they were considered to be too altered in comparison with other examples to warrant inclusion as an individual heritage place.
- *300 Russell Street*
  - This place was identified as contributory within a potential Russell Street Precinct which was not progressed as it lacked cohesion. It is considered that this building is not of sufficient significance to warrant inclusion as an individual heritage place.
- *296-298 Russell Street*
  - This place was identified as contributory within a potential Russell Street Precinct which was not progressed as it lacked cohesion. It is considered that this building is not of sufficient significance to warrant inclusion as an individual heritage place.
- *Saracen's Head Hotel, 387-391 Bourke Street*
  - It is considered that this place is too heavily altered, is of low integrity and is no longer legible as a former hotel and does not warrant inclusion as an individual heritage place.
- *Croft Institute, 21-25 Croft Alley*
  - It is considered that this place is more readily comparable with contributory graded buildings within existing heritage precincts and does not warrant inclusion as an individual heritage place.
- *Burtens Livery 46-50 Latrobe Street*
  - This place is considered to be highly modified with only the façade retained and a tower development constructed above. It is considered to be too compromised to warrant inclusion as an individual heritage place.
- *Melbourne Cyclorama Company, 166-186 Little Collins Street*
  - This place has been subject to a large number of changes over a long period of time. It is considered to be too altered to warrant inclusion as an individual heritage place.
- *Askew House, 364-372 Lonsdale Street*
  - This place is considered to be of insufficient architectural quality to warrant inclusion as an individual Heritage Place.
- *Orbit House, 183 Elizabeth Street*

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- This place is considered to be of insufficient architectural quality to warrant inclusion as an individual heritage place. The building's intactness and low-rise scale is acknowledged but it is not considered to meet the threshold for inclusion on the Heritage Overlay. GJM note that the previously intact ground floor shop front was recently removed.
- *Golden Square Parking, 217-231 Lonsdale Street*
  - The Little Bourke Street and Tattersalls Lane elevations of this car park are currently included in the Little Bourke Street Precinct (HO507). As discussed above, it is considered that a typology/thematic study of car parks within the City of Melbourne is needed to consider this building and others such as the Parkade Carpark at 34 Little Collins Street.
- Lane-scapes
  - Laneways are included within the extent of precincts where they form part of the identified heritage values these places. Lane-scapes were not in themselves considered as a typology and a review of laneways fell outside the scope of the HGHR.
  - In relation to the rear of 239-243 Elizabeth Street, the laneway is not considered to be a cohesive urban streetscape warranting inclusion on the Heritage Overlay.
  - In relation to Manton Lane, GJM note that for the majority of its length the older built form occupies only one side of the lane with contemporary development occupying western side of the lane at 270-280 King Street.
  - The heritage values of the rear of 232 King Street and Brown Alley, which is largely recognised by being flanked two VHR-listed properties could, like the other 'lane-scapes' noted in Submission 51, be considered as part of a broader laneway study.
  - The Heritage Policy at Clause 22.04 recently introduced through C258melb does not give as much weight to laneway elevations as it does to principal street frontages. The addressing of this policy position is outside the scope of the HGHR.
- Management agrees with GJM's response that the supplementary information provided by Submission #51 in regard to a number of buildings recommended for inclusion in the Heritage Overlay can be incorporated into the citations as appropriate.

## Management position

- In response to this submission:
- Update the citations within the Hoddle Grid Heritage Review to include supplementary information provided by submission 51 at the stage the

# AMENDMENT C387 HODDLE GRID HERITAGE

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Amendment is adopted, subject to the provision of documentary evidence.

Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

## 52. Argo Group (Aus) Pty Ltd (planning permit holder of 204-208 King Street)

**Subject land and proposal** 204-208 King Street – *proposed individual Heritage Overlay HO1341 (Great Western Hotel)*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- A planning permit has been issued.

**Matters Raised**

- There are two live planning permits relevant to the site which seek to retain the front facades of the hotel and build a large building above. The most recent, TP-2020-33 permit has been issued for the properties known as 204-230 King Street which comprises four separate properties. The permit allows: Demolition of existing buildings (with the exception of the street walls of 204 - 208 King Street) and construction of a multi-storey mixed-use development.
- A significant investment has been made to obtain each planning permit.
- The previous lack of heritage significance attributed to the site through various heritage studies by the City of Melbourne and the site does not currently have a Heritage Overlay.

**Management Response**

- **This submission was referred to City of Melbourne’s heritage consultant GJM Heritage.**
- Management agrees with GJM’s response that the *Hoddle Grid Heritage Review* is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration. Early properties, such as those from the 1850s-1870s are increasingly more highly valued due to recognition of their rarity. The Great Western Hotel is one of only a small number of early-Victorian purpose-built hotels that remain in central Melbourne and it warrants the application of an Individual Heritage Overlay for the reasons outlined in the exhibited heritage citation and Statement of Significance.

# AMENDMENT C387 HODDLE GRID HERITAGE

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Amendment C387 does not affect permit TP-2020-33 which allow for the re-development of 204-208 King Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, via a future amendment.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 53. [REDACTED], The Australasian Alliance of Walking Activity Groups, Flinders Street Viaduct

### Subject land and proposal

Flinders Street Viaduct - *proposed individual Heritage Overlay HO1336 (Flinders Street Railway Viaduct)*



### Themes

- Maintaining view lines to the heritage place.
- Provision of further information.

### Matters Raised

- The Australasian Alliance of Walking Activity Groups (AAWAG) supports a focus for walking under and near the Flinders Street Viaduct.
- View lines to the structure above from further away, such as across the other side of streets and the left bank of the Yarra River need to form a component of the historic walking environment and precinct.
- The railway viaduct is in part still supported using rubber bearings on skew piers, a practice which railway structural engineers have only accepted again in recent history in Victoria.

### Management response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- It is noted that Design and Development Overlay controls are used very sparingly to protect view lines to places of very high heritage value that were designed to terminate specific vistas (The Shrine of Remembrance and the Royal Exhibition Building). The consideration of additional Design and Development Overlay controls to protect views to heritage places was beyond the scope of the Hoddle Grid Heritage Review.
- Management agrees with GJM's response that if AAWAG can provide evidence to confirm the practice and existence of the rubber bearings on skew piers, the place history within the citation could be updated accordingly.

### Management position

- In response to this submission:
- Update the Flinders Street Railway Viaduct citation within the Hoddle Grid Heritage Review to include supplementary information provided by

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submission 53 at the stage the Amendment is adopted, subject to the provision of documentary evidence.

Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

54. **Contour Consultants Australia Pty Ltd, on behalf of Bennetts Little Lonsdale Developments Pty Ltd (owner of 134-144 Little Lonsdale Street and 17-23 Bennetts Lane)**

**Subject land and proposal**



Source: CoM maps (Photo dated Jan 2015)

134-144 Little Lonsdale Street – *Contributory to an expanded existing heritage precinct HO984 Little Lonsdale Street, approved interim Heritage Overlay*



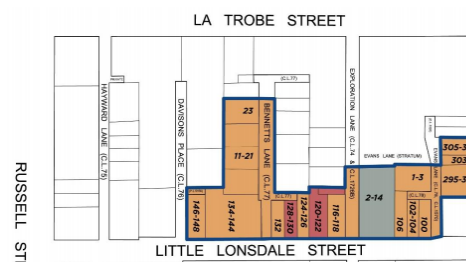
Source: CoM maps (Photo dated Jan 2015)

(11-21 Bennetts Lane - *Contributory to an expanded existing heritage precinct HO984 Little Lonsdale Street, approved interim Heritage Overlay*



Source: CoM maps (Photo dated Dec 2016)

23 Bennetts Lane - *Contributory to an expanded existing heritage precinct HO984 Little Lonsdale Street, approved interim Heritage Overlay*



Proposed Little Lonsdale Street Precinct HO984

**Themes**

- Insufficient justification for contributory place in a heritage precinct.
- A planning permit has been issued.

**Matters Raised**

- Given the extent of the intervention already evident to these properties and the permitted works approved by TP-2018-1112 it is not appropriate to

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introduce any further heritage controls on the land.

- Planning permit TP-2018-1112 allows for the partial demolition of the existing buildings; construction of a multi-storey mixed-use building, including basements.

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## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the properties at 134-144 Little Lonsdale Street and 17-23 Bennetts Lane have been subject to previous alteration, including the addition of new built form. Notwithstanding this, the remaining fabric as presented to the street/laneway is considered to contribute to the identified historic and industrial architectural values of the precinct, as contained in the exhibition heritage citation.
- Amendment C387 does not affect permit TP-2018-1112 which allows for the re-development of the sites. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, be amended via a future amendment.

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## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 55. HWL Ebsworth Lawyers, on behalf of 120 Exhibition Street, Wadback Pty Ltd (owner of 114-122 Exhibition Street)

**Subject land and proposal** 114-122 Exhibition Street – *proposed individual HO1330 (Former Morris House), approved interim Heritage Overlay , heritage precinct*



**Themes** - Insufficient justification for individual Heritage Overlay.

**Matters Raised**

- Disputes the heritage significance of the Land provided in the Statement of Significance and the contentions contained within it.
- The criteria and elements of significance identified in the Statement of Significance are insufficient and inadequate to justify the imposition of permanent heritage controls on the subject site.
- The subject site does not meet the criteria established by Criterion A (historical significance) in an obvious or substantive manner. Although the original charity-based uses and subsequent use as a club are interesting, these former uses are not well known to the community and are no longer associated with the subject site. It is noted that the Subject Site was considered to have unlikely social value as set out in the social value analysis contained in the HGHR. The previous uses of the site lack a clear historical association and these uses are largely unknown to the public.
- The previous uses of the site were short in tenure and other comparable charitable institutions and clubs (eg. Mission to Seafarers at 717 Flinders Street and the Alexander Club at 81 Collins Street are more widely known and readily manifested in the respective building's fabric, which is not the case for the subject site.
- The site does not meet the criteria established by Criterion D (representativeness). The site is not a notable example of the interwar classical revival style as there is no evidence to suggest that it is particularly influential or pivotal. It is not a particularly good nor intact example of the *“interwar classical revival style that was popular for government building, banks and other commercial premises building during the decades after*

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*World War One*" (excerpt from the HGHR).

- There are visible alterations to the site building further negate its supposed representative significance. The Statement of the Significance deems the 'more recent alterations and addition' as not be significant. However, the site has undergone overt alterations through the introduction of an extensive first floor balcony to its west, the creation of a recessed corner entry that changes the way in which the building addresses the corner, and additions to the roof that create a semi-enclosed terrace with glass balustrade. It follows that these are in fact significant alterations, which further disprove the site is intact for the purposes of imposing heritage restriction to protect its purported integrity.
- The site is not significant as evidenced by the limited application against nine possible criteria. It is recognised that Council referred to the recognised heritage criteria in the HGHR established by the Practice Note. Only two criteria out of a possible nine criteria are referenced so the site has not been sufficiently justified against the recognised heritage criteria.
- The site was not previously been recognised as a significantly historical building pursuant to the following heritage reviews:
  - o In the Central Activities District Conservation Study (1985) the site was identified as D graded in the context of a 5-tier grading system of A-E.
  - o In the Central City Heritage Study Review the site was regraded C in the context of a 3-tier grading system from A-C.
  - o In the Review of Heritage Overlay Listings in the CBD (2002), the site was not included in the Review and consequently was not graded.
  - o In the Central City Heritage Review (2011) the site was not included in the Review and consequently was not graded.

With regard to the above the site was graded in categories of low significance in prior reviews or not graded at all. Despite being included in earlier reviews, the site was noticeably excluded in more recent heritage reviews. It follows that the site has been considered by multiple heritage experts to be of low significance or not significant at all.

- Will provide expert evidence at the Panel Hearing.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the assessment of 114-122 Exhibition Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay (PPN1). It is only necessary for a place to satisfy one of the heritage criteria set out in PPN1 to warrant



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inclusion in the Heritage Overlay. Places rarely – even at the State, National and World Heritage level – satisfy more than two or three criteria.

- Management agrees with GJM's response that the site is of local historical significance (Criterion A) for its association with the Charity Organisation Society, the Victorian Society for the Prevention of Cruelty to Children and the Australian-American Association for the reasons outlined in the Statement of Significance.
- Management agrees with GJM's response that the place satisfies Criterion D (representative significance) as a largely intact example of an Interwar Classical Revival building. The exhibited heritage citation notes that the place has been subject to some alteration; however, these changes do not undermine the legibility of the building's architectural form and detailing and are largely reversible in nature. It is considered that the assessment of the building (as contained in the exhibited heritage citation) provides sufficient justification for the application of an Individual Heritage Overlay.
- Management agrees with GJM's response that the assessment of the subject property is consistent with the approach adopted by Lovell Chen in the Heritage Gradings Review and the place warrants individual Heritage Overlay as recommended. The *City of Melbourne Heritage Gradings Review* (2016), undertaken by Lovell Chen, comprised a review of the City of Melbourne heritage grading system and recommendations for phasing out the former alphabetical property gradings (A-D) to a new system utilising significant and contributory gradings. This approach was supported by the VPP Practice Note *Applying the Heritage Overlay*, which recommends against the use of 'letter gradings'. The approach to the gradings review was explained as follows:

*The majority of current gradings were attributed during heritage studies undertaken in the 1980s and 1990s. Given the timeframe which has elapsed, it is reasonable to assume that some gradings are out of date...Instances where this could occur include where the intactness and appearance of a place or property has changed. It could also occur where the assessment of heritage value warrants reconsideration. For example, heritage places of the interwar and post-war period are now generally more highly valued in heritage terms than they typically were in the 1980s. Early properties, such as those from the 1850s-1870s are also increasingly more highly valued due to recognition of their rarity. Intact terrace rows, even rows of very modest workers cottages, are another heritage place type more highly valued due to maintaining their original external form with little visible change.*

*Other examples of places deserving of a higher level grading include those with important histories, or places with recognised social values.*

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## Management

- No changes are recommended in response to this submission.
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position

Refer submission to the planning panel.

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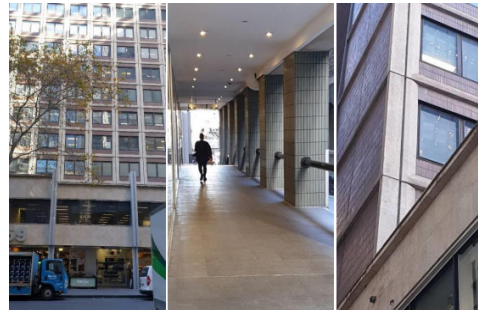
# AMENDMENT C387 HODDLE GRID HERITAGE

56. **Urbis, on behalf of Juilliard Group (owner of 430-442 Collins Street, 457-469 Little Collins Street and 527-555 Bourke Street)**

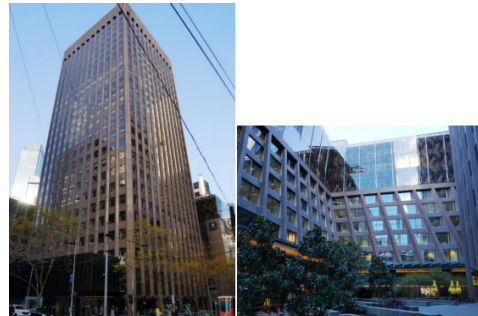
**Subject land and proposal**      430-442 Collins Street – *proposed individual HO1010 (Royal Insurance Group Building), approved interim Heritage Overlay*



457-469 Little Collins Street – *proposed individual HO1353 (Cowan House), approved interim Heritage Overlay*



527-555 Bourke Street – *proposed individual HO1310 (AMP Tower and St James Building Complex), approved interim Heritage Overlay*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- Impact on development opportunities.

**Matters Raised**

- All properties are proposed to be individually listed which will severely and unnecessarily constrain the continuing evolution of the buildings to accommodate commercial and supporting activities. The inability to substantially modify and change the buildings will significantly affect the long-term utility of the assets.

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- They are all modern office buildings that require ongoing significant work to remain commercially viable into the future
- All three buildings are plain representations of postwar (1960s) office buildings in central Melbourne, have been modified over time and do not warrant heritage overlays.
- 430-442 Collins Street was largely refurbished in 1994-1996 while the ground floor has undergone multiple, significant renovations since that time. The latest refurbishment works at the ground floor are currently being finalised on site. The Review notes the building is proposed to be labelled as 'Significant' partly due to its pre-cast concrete cladding. It is noted this cladding may well need to be replaced in the coming years as part of general maintenance. A Heritage Overlay will make these necessary maintenance works unnecessarily burdensome or may go so far as to prevent the works from occurring. Architects have been engaged to provide a series of options to upgrade the building to modern standards and provide additional accommodation and remain relative in the future tenant market. A permanent Heritage Overlay would put this necessary evolution of the building in jeopardy.
- In the four Heritage studies prepared to date for the Hoddle Grid (1985, 1993, 2002 and 2011) 457-459 Little Collins Street has never been nominated for heritage grading. Other postwar buildings have been identified previously, including many being introduced as part of Amendment C387. It is unclear why this building now demands heritage controls when it has never previously been identified in at least four studies to date and is of no architectural merit.
- The heritage significance of 527-555 Bourke Street was found to be of limited importance or value when it was assessed in detail at the time the previous owner AMP sought to redevelop the site in the mid-1990s. Since Julliard purchased the complex the buildings have been revitalised and modified with the addition of further floors atop of the St James building and the creation of a new courtyard. These modifications have significantly improved the amenity and utility of the buildings and overall public spaces. It is worthwhile to reflect on whether it would be possible to make these changes if a heritage overlay was in place at the time the changes were proposed.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that matters relating to the impact of a Heritage Overlay on maintenance and operation costs, ESD requirements, property values and future development aspirations have been the subject of numerous Planning Panels. The following decisions are considered relevant to the issues raised in Submission 56:

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*Discussion of whether potential impacts on a business operating from a building proposed for Heritage Overlay listing are relevant considerations. The Panel concluded that the impacts would be dependent on changes proposed in future and the responsible authority's decisions in relation to them. It was not a matter that could be known at the time and was not relevant to the assessment of the heritage significance of the place. (Stonnington C135)*

*The Panel concluded that the impact on individual owners was not relevant in determining the heritage significance of the place, and that the latter was the major consideration when applying the Heritage Overlay (Stonnington C157)*

*The Panel supported the view that an owner opposing the Heritage Overlay, on the grounds of impediments to development, costs or impact on property prices did not constitute a reason to exclude the place, provided its heritage significance had been shown to meet the appropriate threshold (Yarra C157 and C163).*

*The Panel took the view that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance and questions of the potential of the land for other uses and the social and economic effects should be considered at a later stage of the planning process. (Greater Geelong C49)*

*The key issue at the amendment stage was the heritage significance of the property, and other matters such as competing policy settings, hardship for owners etc. should be considered when a planning application was considered (Greater Geelong C71).*

*Matters such as personal economic impacts for the property owner of applying a Heritage Overlay, the structural integrity or condition of the buildings, and restrictions on the property owner's ability to redevelop the property are not relevant when considering an amendment to apply a Heritage Overlay' (Moonee Valley C195)*

- Management agrees with GJM's response that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance. The impact on individual owners or future development opportunities is not relevant in determining the heritage significance of a place.
- Management agrees with GJM's response that the assessments of 430-442

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Collins Street, 457-469 Little Collins Street and 527-555 Bourke Street were undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. GJM is of the opinion that the assessments contained in the exhibited heritage citations provide sufficient justification for the application of Individual Heritage Overlays to each place.

- Management agrees with GJM's response that the *Hoddle Grid Heritage Review* is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration.

This is particularly relevant to the assessment of postwar places (dating to the period 1945 to 1975). In comparison with nineteenth and early twentieth century buildings, very few postwar buildings have been identified through previous heritage studies undertaken within the City of Melbourne. Given that it is the passing of time that allows the enduring cultural heritage values of a place or object to be rigorously and objectively assessed, it is unsurprising that heritage studies undertaken in the 1980s and 1990s 'overlooked' some buildings dating to the 1960s and 1970s as sufficient time had not elapsed to be able to undertake a meaningful assessment of such places.

The subject buildings are three of a number of postwar places that have been assessed as part of a comprehensive review undertaken to address this gap. The Review provides sufficient justification to substantiate the significance of the places and all three buildings warrant the application of an individual Heritage Overlay.

## Management position

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

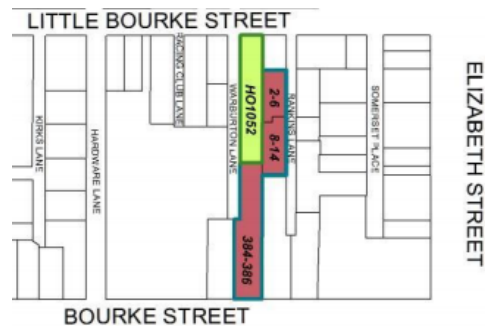
# AMENDMENT C387 HODDLE GRID HERITAGE

57. [REDACTED] (owner within 2-6 Rankins Lane)

**Subject land and proposal** 2-6 Rankins Lane— existing contributory place within HO1205 (Guildford and Hardware Lanes Precinct), proposed revision to existing HO1052 (Former Thomas Warburton Pty Ltd Complex) and proposed significant in an existing precinct HO1205 (Guildford and Hardware Lanes Precinct), approved interim overlay



Source: City of Melbourne (photo dated March 2021)



Proposed revision to individual overlay HO1052

**Themes** - Financial impact of maintenance.

- Matters Raised**
- Support heritage but I also believe very strongly in equality.
  - Object to 2-4 Rankins Lane being included in the Amendment. Maintaining these pieces of valuable history is very onerous and expensive, while being a major drawcard for CBD Melbourne and subsequent economy contribution in the city.
  - There are a number of additional costs and obstacles in owning an older building.
  - Suggest that City of Melbourne generate a very small levy on contemporary

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building over a certain height/floor area to assist governments and owners of heritage building to maintain and improve the experience for visitors of our last remaining heritage areas and buildings. This levy could be used to purchase heritage assets and open space for the benefit of our community and future proof our last remaining links to our city's past. Another option is Local or State Government reducing the fees payable while holding these architectural and cultural attributes of our city. This would make holding and operation of these historical building more viable.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that matters relating to the impact of a Heritage Overlay on the operational and management costs have been the subject of numerous Planning Panels. The following decisions are considered relevant to the issues raised in Submission 57:
  - The Panel supported the view that an owner opposing the Heritage Overlay, on the grounds of impediments to development, costs or impact on property prices did not constitute a reason to exclude the place, provided its heritage significance had been shown to meet the appropriate threshold (Yarra C157 and C163).*
  - The Panel took the view that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance and questions of the potential of the land for other uses and the social and economic effects should be considered at a later stage of the planning process. (Greater Geelong C49)*
  - The key issue at the amendment stage was the heritage significance of the property, and other matters such as competing policy settings, hardship for owners etc. should be considered when a planning application was considered (Greater Geelong C71).*
  - Matters such as personal economic impacts for the property owner of applying a Heritage Overlay, the structural integrity or condition of the buildings, and restrictions on the property owner's ability to redevelop the property are not relevant when considering an amendment to apply a Heritage Overlay' (Moonee Valley C195)*
- Management agrees with GJM's response that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance. The impact on individual owners is not relevant in determining the heritage significance of a place.
- The imposition of a levy on new buildings to fund maintenance for heritage



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buildings or reducing government fees payable on heritage buildings is beyond the scope of the HGHR.

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**Management position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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## 58. [REDACTED], Australian Institute of Architects

### Subject land and proposal

Various and specifically:

447-453 – Lonsdale Street – *proposed individual HO1361 (Lonsdale Exchange Building), approved interim Heritage Overlay*



43-51 Queen Street - – *proposed individual HO1365 (Former Union House), approved interim Heritage Overlay*



### Themes

- General support for the Heritage Review.
- Impact on development opportunities.
- Financial impact of maintenance.
- Insufficient justification for individual Heritage Overlay.

### Matters Raised

- Generally support the Hoddle Grid Heritage Review however also recommend potential areas of focus and future direction.
- It is natural, and critical, to wish to protect and heritage list the very best examples of this period, like the already listed ICI House (glass facade), the proposed listing of 440 Collins (precast facade), and the listed 140 William Street (steel facade), which, by many accounts, are considered the exemplars of this period of the 50's, 60's and 70's respectively. There are also clear and significant commercial examples from more recent times, such as the 80s, including both Collins Place by IM Pei and 1 Spring Street by Harry Seidler, and the 90s with local Gold Medallist architects DCM with 101 Collins Street to name a few.
- Available land and viable sites are scarce within the Hoddle Grid. Careful

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decisions will need to continue over the decades to come as we continue to renew building stock and allow for future buildings while retaining and restoring the best examples of our built heritage.

- The nature and development of curtain wall buildings of the post-WWII period is particularly complicated as there was a diversity of design approaches, patterns, and materials within the genre. It could be argued, perhaps, that only a number of truly exemplary examples are required to be kept from this period.
- The bar for heritage protection in the CBD needs to be kept to a high level of significance and avoid over-reach. CBD buildings need to be listed for their high-quality contribution, as otherwise their upkeep, impact on the environment and lost opportunity/cultural cost will lead to undesirable impacts on the future prosperity of the city.
- Underpinning assumptions that the destruction of all buildings is a poor sustainable outcome, due to the embodied energy is not necessarily supported by evidence. Detailed environmental studies by independent groups have shown that in some Melbourne examples, the retention of mid-century buildings can result in a significantly poorer outcome and replacement buildings can generate a net carbon pay back benefit in a matter of years, not decades. Studies by independent groups have shown that in some Melbourne examples, the retention of mid-century buildings (one to two stars Green Star rated) is a significantly poorer outcome than their complete replacement by a high-performance sustainable building.
- High quality re-purposing, and even ongoing fabric and structural maintenance in fit-for-purpose condition, represents an economic challenge with the added impact that heritage can reduce development opportunity, and possibly lower site resale value. While some buildings such as ICI house can maintain their market value and justify these costs and re-investments due to a high intrinsic worth, even exemplary buildings are not immune to economic challenges.
- Examples of potential over-reach in the current Review is the:
  - o Lonsdale Exchange building, at 447-453 Lonsdale Street which was not designed by a prominent architect, is not a significant example of brutalism and is out of scale with its context in the absence of true architectural merit to support this height. It presents a unique opportunity, if demolished, to be replaced with a competition-based design for a new carbon-neutral building of similar or greater height, combined with the opportunity to have glass to each facade to take advantage of its unique context. Alternatively, the height could be limited to allow for the expansion of the courts into a building that reinforces the scale and significance of the precinct.

# AMENDMENT C387 HODDLE GRID HERITAGE

- 43-51 Queen Street which is an infill building, not a corner of freestanding tower site, finished in 1957 but of limited merit when compared to ICI house completed in 1958 which is an holistic approach to glass curtain. The murals and artwork to the base of this building have been removed. Whilst the curtain wall is of note, this site perhaps would be better used for future opportunities.
- Need to be able to provide sites to allow for new commercial towers, new modes of working that have not yet been conceived, and new materials and energy systems which are truly innovative and sustainable.
- We propose the consideration of strategies to provide rent relief, building maintenance support, and other incentives to assist these sites and to encourage their meaningful contribution back to the city. Amendment C270 could be revised to provide an opportunity to increase the plot ratio for developments that provide money into a heritage restoration fund for the immediate city precinct they belong to.

## Management response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Management agrees with GJM's response that the HGHR has been undertaken in a manner that has allowed for a rigorous and comprehensive assessment of places located within the study area. The methodology used conforms to the requirements of PPN1, in that it uses HERCON criteria, involves comprehensive comparative analysis and has produced heritage citations and Statements of Significance that clearly explain the basis for which places have been assessed as having heritage significance.
- Management agrees with GJM's response that the threshold for State Significance is much higher than the test of locally significant which is the relevant test for inclusion on the Heritage Overlay of the Melbourne Planning Scheme. Submission 58 references VHR-listed postwar office buildings including former ICI House, 1 Nicholson Street (H0786) and former BHP House, 140 William Street (H1699). It is not necessary for the Lonsdale Exchange building at 447-453 Lonsdale Street or 43-51 Queens Street, both of which are proposed to be included on the Heritage Overlay as part of C387melb, to meet the same threshold as places included on the VHR.
- Management agrees with GJM's response that the assessments contained in the exhibited heritage citations provide sufficient justification for the application of individual Heritage Overlays to the Lonsdale Exchange building at 447-453 Lonsdale Street (for its historical significance in demonstrating the growth and change in telecommunication services in Melbourne and its aesthetic/architectural value as a highly intact Post-War Modernist building), and 43-51 Queen Street (for its historical significance in demonstrating the growth of insurance and assurance companies in the

# AMENDMENT C387 HODDLE GRID HERITAGE

postwar period in Melbourne and its architectural value as a highly intact Bates Smart & McCutcheon designed curtain wall building).

- Management agrees with GJM's response that matters relating to the impact of a Heritage Overlay on the operational and management costs have been the subject of numerous Planning Panels. The following decisions are considered relevant to the issues raised in Submission 58:

*The Panel supported the view that an owner opposing the Heritage Overlay, on the grounds of impediments to development, costs or impact on property prices did not constitute a reason to exclude the place, provided its heritage significance had been shown to meet the appropriate threshold (Yarra C157 and C163).*

*The key issue at the amendment stage was the heritage significance of the property, and other matters such as competing policy settings, hardship for owners etc. should be considered when a planning application was considered (Greater Geelong C71).*

*Matters such as personal economic impacts for the property owner of applying a Heritage Overlay, the structural integrity or condition of the buildings, and restrictions on the property owner's ability to redevelop the property are not relevant when considering an amendment to apply a Heritage Overlay' (Moonee Valley C195)*

*Management of heritage places is a two-stage process involving identification of the heritage significance of the place and the later on-going management of the place having regard to issues such as economics of building retention and repair, reasonable current day use requirements, balancing competing policies (Surf Coast C50).*

- Management agrees with GJM's response that the principal consideration in applying the Heritage Overlay is whether the place reaches the threshold for local heritage significance. The impact on individual owners is not relevant in determining the heritage significance of a place. Further, it is noted that the individual postwar places discussed in Submission 58 only make up a very small proportion of the land area within the Hoddle Grid.
- Management agrees with GJM's response that the I.M. Pei designed Collins Place and Denton Corker Marshall's 101 Collins Street discussed in Submission 58 fall outside the period of 1945-1975 and therefore were outside the scope of the HGHR. The Former Shell House at 1 Spring Street, designed by Harry Seidler, dating from the mid-late 1980s is included on the VHR (H2365). A future heritage study that covers the period 1975-2000 would be an appropriate mechanism in which to consider these and other buildings from the later part of the twentieth century.
- Management agrees with GJM's response that issues of direct financial

# AMENDMENT C387 HODDLE GRID HERITAGE

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support for heritage conservation or incentivization through plot ratio bonuses fall outside the scope of the HGHR.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

## 59. [REDACTED], The Motorcycle Riders Association Melbourne – Elizabeth Street motorcycle precinct

### Subject land and proposal

Elizabeth Street motorcycle precinct (341-345 Elizabeth Street is the only place within this precinct affected by this Amendment) existing contributory within HO1204 (Elizabeth Street West Precinct), *proposed individual HO1329 (Former Cassells Tailors Pty Ltd) and significant in an existing heritage precinct HO1204 Elizabeth Street West Precinct*



### Themes

- Provision of further information.
- Recognition for the Elizabeth Street Motorcycle Precinct.

### Matters Raised

- The Motorcycle Riders Association strongly supports Mr John Nelson's call for heritage recognition for the world famous Elizabeth Street Motorcycle Precinct in Melbourne.
- For more than 110 years the Elizabeth Street strip was the meeting place for Melbourne's motorcycle community and for visitors from interstate and overseas. This precinct was unique in Australian cities.
- Lord Mayors Leckie Ord, Trevor Huggard and Winson McCaughey all welcomed riders to the city at toy runs which were the biggest in Australia. In 1988 the MRA toy run in Melbourne was an official Bicentennial event. In 2003 Lord Mayor John So opened The Centenary celebration of the Elizabeth Street Motorcycle Precinct.

### Management response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- Submission #59 asserts a number of social and historical values to the motorcycling community of Melbourne that are associated with a 'motorcycle precinct' comprising buildings between numbers 299 and 421 Elizabeth Street. Any social values could be considered as part of any future review of the existing Statements of Significance for HO1125

# AMENDMENT C387 HODDLE GRID HERITAGE

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(Elizabeth Street (CBD) Precinct) and HO1204 (Elizabeth Street West Precinct).

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**Management position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

60. [REDACTED], owner of (91-93 Flinders Lane)

## Subject land and proposal

91-93 Flinders Lane –  
contributory in proposed  
heritage precinct HO1286  
(Flinders Lane East), approved  
interim Heritage Overlay



Proposed Flinders Lane East Precinct  
HO1286

<b>Themes</b>	- Oppose contributory or significant place in a heritage precinct.
<b>Matters Raised</b>	- The building should be categorised as non-contributory to the Precinct.
<b>Management Response</b>	<ul style="list-style-type: none"> <li>- <b>This submission was referred to City of Melbourne's heritage consultant GJM Heritage.</b></li> <li>- GJM Heritage considers that the proposed contributory grading for the building at 91-93 Flinders Lane is appropriate. The building has a direct association with the manufacturing and textile industries that characterise the Flinders Lane East Precinct, having been constructed in 1925 by clothing manufacturer Denniston and Co. GJM acknowledges that the place has been subject to quite substantial alteration; however it still retains sufficient form and detail to understand its original historical purpose and</li> </ul>

# AMENDMENT C387 HODDLE GRID HERITAGE

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contributes to the overall values of the proposed heritage precinct.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

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# AMENDMENT C387 HODDLE GRID HERITAGE

## 61. Tract, on behalf of 130 Little Collins Development Pty Ltd (130-134 Little Collins Street)

**Subject land and proposal** 130-134 Little Collins Street –  
*proposed individual HO1329*  
*(Former Methodist Church Centre)*



<b>Themes</b>	- Planning permit has been issued.
<b>Matters Raised</b>	<ul style="list-style-type: none"> <li>- Planning permit TP-2017-826 has been issued with endorsed plans and amendments along with a Section 29A consent for demolition.</li> <li>- We have appointed a building surveyor, entered into a contract for the demolition of the building and a demolition management plan has been submitted for approval.</li> <li>- It is anticipated that the demolition of the building will occur in July 2021.</li> <li>- Given these circumstances the introduction of permanent heritage controls over the building is entirely unnecessary and this site should be removed from the Amendment.</li> </ul>
<b>Management Response</b>	- Amendment C387 does not affect permit TP-2017-826 which allows for the re-development of 130-134 Little Collins Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, be amended via a future amendment.
<b>Management position</b>	- No changes are recommended in response to this submission. Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

62. [REDACTED], on behalf of Domesday Capital Trust (3 Kirks Lane)

## Subject land and proposal

3 Kirks Lane – *proposed revision to existing HO1005 (Former Gothic Chambers and warehouse), approved interim Heritage Overlay*



## Themes

- Lack of detail about how the property was nominated.
- Insufficient justification for individual Heritage Overlay.

## Matters Raised

- No detail has been provided in any correspondence forwarded to me or made publically available that provide any detail whatsoever about the following:
  - o Who 'nominated' the building?
  - o What are the full details of the person(s) / entity responsible for the nomination?
  - o In what form was the building 'nominated'?
  - o What were the credentials of the person(s) or entities who 'nominated'?
- The lack of detail and vagueness surrounding this particular item and the contradictory approach to the said property based on previous heritage reviews for the subject property is of significant concern.

## Management Response

- **This submission was referred to City of Melbourne's heritage consultant GJM Heritage.**
- GJM notes that the approach taken for the identification and assessment of places in the *Hoddle Grid Heritage Review* is set out in the 'Methodology' (see Volume 1 of the Review). It is noted that, unlike the process established under the *Heritage Act 2017* for state-significant places, there is no formal 'nomination' process for places considered for inclusion in the local Heritage Overlay. All properties considered in the Review were

# AMENDMENT C387 HODDLE GRID HERITAGE

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identified through a comprehensive program of street surveys, public consultation and reviews of existing heritage documentation.

- The *Hoddle Grid Heritage Review* is the most comprehensive review of heritage buildings within the Hoddle Grid since the 1990s. The majority of current Heritage Overlays within the Hoddle Grid therefore arise from heritage studies undertaken in the 1980s and 1990s. Given the timeframe that has elapsed since then – now more than 20 years – it is reasonable to expect that public and professional recognition of heritage has changed over this time and the assessment of heritage values may warrant reconsideration.

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**Management  
position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.
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# AMENDMENT C387 HODDLE GRID HERITAGE

63. [REDACTED], on behalf of Triple MMM Holdings Pty Ltd (124-130 Russell Street)

**Subject land and proposal** 124-130 Russell Street –  
*proposed individual HO1261*  
*(Theosophical Society)*



**Themes** - A planning permit has been issued.

**Matters Raised**

- Planning permit TP-2020-9 was issued on 18 September 2020 and allowed the complete demolition of all buildings on the site providing for the construction of a residential hotel on the land. Plans were endorsed on 15 March 2021.
- We have engaged a head contractor and it is anticipated that the demolition of the building (being the first stage of the redevelopment) will commence in June 2021 with an estimated completion date for the project of 2023.
- Having regard to the above we would respectfully submit that the introduction of permanent heritage controls over the building is entirely unnecessary and that this site should be removed from Amendment C387.

**Management Response**

- Amendment C387 does not affect permit TP-2020-9 which allows for the redevelopment of 124-130 Russell Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, be amended via a future amendment.

**Management position**

- No changes are recommended in response to this submission.  
Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

64. [REDACTED], on behalf of Triple MMM Holdings Pty Ltd (341-345 Elizabeth Street)

**Subject land and proposal** 341-345 Elizabeth Street existing contributory within HO1204 (Elizabeth Street West Precinct), *proposed individual Heritage Overlay HO1329 (Former Cassells Tailors Pty Ltd) and significant in an existing precinct HO1204 (Elizabeth Street West Precinct)*



**Themes** - A planning permit has been issued.

**Matters Raised** - The change of heritage controls over the building is entirely unnecessary and this site should be removed from Amendment C387.

**Management Response** - Amendment C387 does not affect permit TP-2020-463 which allows for the re-development of 337-347 Elizabeth Street. Heritage protection for part of this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, be amended via a future amendment.

**Management position** - No changes are recommended in response to this submission.  
Refer submission to the planning panel.

# AMENDMENT C387 HODDLE GRID HERITAGE

## 65. Rigby Cooke Lawyers, on behalf of Havenport Investments (490 Flinders Street)

**Subject land and proposal** 490 Flinders Street – *proposed individual HO1337 (Willis' Buildings)*



**Themes**

- Insufficient justification for individual Heritage Overlay.
- A planning permit has been issued.

**Matters Raised**

- The existing building is modest, unremarkable and there is no compelling evidence to support its retention on architectural or cultural heritage grounds.
- The site (490 Flinders Street) benefits from Planning Permit No. TP-2018-519, and the permission includes demolition of the existing building.
- Removal of the building as allowed by the current Planning Permit, and its redevelopment as proposed definitely outweighs its retention insofar as planning outcomes are concerned in contemporary central city context.
- The demolition of the building will have public realm benefits by virtue of an irregular title arrangement whereby the existing building encroaches forward of the adjacent titles to the east and west.

**Management Response**

- Management agrees with GJM's response that the assessment of 490 Willis Street was undertaken in accordance with Planning Practice Note 1: Applying the Heritage Overlay. The place has been assessed against the Heritage Criteria set out in the Practice Note and it is considered that the significance of the building is adequately demonstrated in the exhibited heritage citation and Statement of Significance.
- Management agrees with GJM's response that a building does not need to be 'remarkable' to warrant inclusion in the Heritage Overlay. The Statement of Significance identifies the building as being of historic significance (Criterion A) for its association with retailing in Melbourne since the 1860s, and representative significance (Criterion D) as a largely intact example of



# AMENDMENT C387 HODDLE GRID HERITAGE

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Victorian Italianate shop/residence.

- Management agrees with GJM's response that the public realm benefits of regularising the title boundaries is not relevant to establishing whether the building meets the threshold for local significance.
- Amendment C387 does not affect permit TP-2018-519 which allows for the re-development of 490 Flinders Street. Heritage protection for this site is being pursued through Amendment C387 in the event that the permit is not acted upon. If the permit is acted on the Heritage Overlay can, if appropriate, be amended via a future amendment.

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**Management  
position**

Refer submission to the planning panel.

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### **Attachment 3: Proposed revisions to Amendment following consideration of all submissions**

**Note:** The form of the Amendment to be presented to an independent Panel is as exhibited except as set out in Attachment 3 being those parts of the Amendment which include proposed revisions following consideration of all submissions. Proposed revisions post exhibition changes are shown as track changes **highlighted yellow**.

#### Contents of Attachment 3:

- Explanatory Report
- Schedule to Clause 43.01 Schedule to the Heritage Overlay  
*(Only the sections relating to precincts and the suburb of Melbourne are provided)*
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Planning scheme amendment maps 8HO2
- Heritage Places Inventory February 2020 Part A (Amended May 2021)  
*(Only the sections relating to the Suburb of Melbourne are provided)*
- Little Lonsdale Street Precinct Statement of Significance, May 2021
- Former John Danks & Son Statement of Significance (Part 393-403 Bourke Street, Melbourne), May 2021
- Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne), May 2021

Planning and Environment Act 1987

## MELBOURNE PLANNING SCHEME

### AMENDMENT C387

#### EXPLANATORY REPORT

##### Who is the planning authority?

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

##### Land affected by the Amendment

The Amendment affects 137 individual places and five (5) precincts within the study area of the *Hoddle Grid Heritage Review 2020* (the Review), as shown in Figure 1 below.

A mapping reference table is attached at Attachment 1 to this Explanatory Report and lists the places affected by this amendment including the address or location of each place. The land affected is also shown on the planning scheme maps forming part of this amendment.

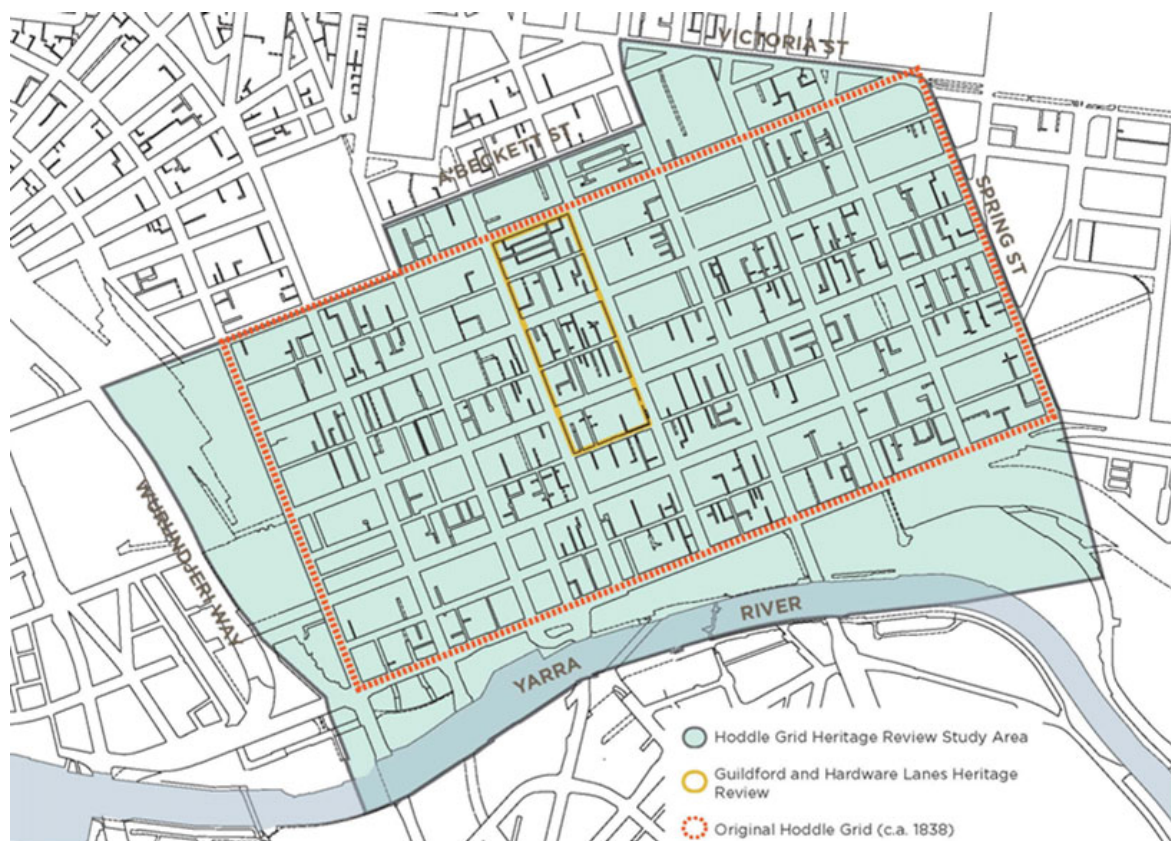


Figure 1 Hoddle Grid Heritage Review Study Area

## What the amendment does

The Amendment implements the findings of the Review on a permanent basis by:

- Applying the Heritage Overlay to 133 individual places.
- Revising the boundary of four (4) existing individual Heritage Overlays.
- Applying the Heritage Overlay to five (5) precincts including extending one (1) precinct.
- Amending an interim precinct heritage overlay by changing the Heritage Overlay number.
- Introducing separate Statements of Significance for all places and precincts.

In detail, the Amendment makes the following changes on a permanent basis:

- Amends the policy at Clause 22.04 (Heritage Places within the Capital City Zone) on a permanent basis to change the policy reference from *Hoddle Grid Heritage Review* June 2018 to *Hoddle Grid Heritage Review* July 2020, amend the Statement of Significance references at Part B, and add the following policy references at Part A:
  - *Hoddle Grid Heritage Review* July 2020.
  - *Guildford and Hardware Laneways Heritage Study 2017, Lovell Chen (Updated October 2018)*.

(Interim changes introduced by Amendment C386 are shown in track changes to indicate permanent changes proposed under Amendment C387 within Clause 22.04).

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to introduce 133 individual Heritage Overlays and five (5) Heritage Overlay precincts on a permanent basis. Four (4) existing individual Heritage Overlays will be amended in the Schedule to Clause 43.01 to revise their boundaries on a permanent basis.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to provide separate Statements of Significance to each place and precinct on a permanent basis.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to amend HO1297 (Little Lonsdale Street Precinct) by renaming it HO984 (Little Lonsdale **Street** Precinct).
- Amends the Schedule to Clause 43.01 (Heritage Overlay) by changing the date of the incorporated document titled *Heritage Precincts Statements of Significance* February 2020 by changing the date it was amended to July 2020.

(Interim Heritage Overlays and associated Statements of Significance are introduced on a permanent basis by deletion of expiry dates in track changes, whereas places without existing interim controls and any other changes are shown as new in track changes within the Schedule to Clause 43.01).

- Amends Planning Scheme Maps 8HO, 8HO1 and 8HO2 to reflect the changes described above on a permanent basis.

(All places and precincts proposed to be included in permanent Heritage Overlays under Amendment C387 are shown on the maps).

- Amends the Schedule to Clause 72.04 (Incorporated Documents) by:
  - Introducing separate Statements of Significance on a permanent basis for:
    - 133 individual Heritage Overlays with existing interim controls.
    - 4 amended existing individual Heritage Overlays with existing interim controls.
    - 5 precinct Heritage Overlays with existing interim controls.

**PROPOSED REVISIONS POST EXHIBITION** changes are shown as track changes **highlighted yellow**

- Amending the title of the *Heritage Precincts Statements of Significance February 2020* by changing the date it was amended to July 2020.

(Interim incorporated documents introduced by Amendment C386 are replaced by permanent incorporated documents by changing the 'Introduced by' Amendment number to C387, whereas new incorporated documents and any other changes are shown as new within track changes in the Schedule to Clause 72.04).

- Amends the incorporated document titled Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended April 2020) by changing the category (grading) of 2-6 and 8-14 Rankins Lane within the Guildford and Hardware Laneways Precinct and 341-345 Elizabeth Street within the Elizabeth Street West Precinct and from contributory to significant on a permanent basis.
- Amends the incorporated document titled Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended April 2020) by changing the category (grading) of 2-6 and 8-14 Rankins Lane, and 341-345 Elizabeth Street from contributory to significant on a permanent basis.
- Amends the existing incorporated document titled *Heritage Places Inventory 2020 Part A* by adding or amending all properties to be included in Heritage Overlays in this Amendment on a permanent basis.
- Amending the incorporated document titled *Heritage Precincts Statements of Significance February 2020* by deleting the 'Little Lon Precinct' Statement of Significance.
- Amending the Incorporated Documents titled *Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance*, November 2018 (Amended April 2020), *Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory*, November 2018 (Amended April 2020), ~~*Heritage Places Inventory February 2020 Part A*~~ and the *Heritage Precincts Statements of Significance February 2020* by changing the date they were amended to July 2020 on a permanent basis. Amending the Incorporated Document titled *Heritage Places Inventory February 2020 Part A* by changing the date it was amended to May 2021.

(Interim changes introduced by Amendment C386 and new changes are shown in track changes to indicate all permanent changes proposed under Amendment C387 within the Incorporated Documents).

## Strategic assessment of the Amendment

### Why is the Amendment required?

The Amendment is required to provide permanent heritage protection for the places in the Hoddle Grid study area identified in the Review to ensure that their heritage values are recognised and protected. The introduction of heritage controls will ensure that the impact of new development on the heritage value of these places is assessed as part of development applications.

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

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

- 4(1)(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*

PROPOSED REVISIONS POST EXHIBITION changes are shown as track changes highlighted yellow

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

#### *Social and Economic*

The recognition of buildings, streetscapes and precincts will contribute to an understanding of Melbourne's social and architectural history, for present and future generations. The protection of these heritage places will ensure that the unique character, appeal and interest of the central city area, is retained for the benefit of locals and visitors.

Heritage Overlays can generate other benefits beyond just the latent community value in heritage. The Overlay may help strengthen the 'brand' of Melbourne and put us in a better position to attract inward investment and knowledge workers. More generally, retention of our heritage can 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 Overlay may also assist in skills formation in respect of conservation.

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

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

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

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

- The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.
- The Amendment is consistent with Minister's Direction No. 9 – Metropolitan Strategy, pursuant to Section 12 of the Act that requires planning authorities to have regard to the Metropolitan Planning Strategy, Plan Melbourne in preparing an amendment. Specifically, the Amendment is supported by Policy Direction No. 4.4 - *respect Melbourne's heritage as we build for the future*. Policies relating to Direction 4.4 relevant to this amendment are as follows:
  - 4.4.1 *Recognise the value of heritage when managing growth and change.*
  - 4.4.2 *Respect and protect Melbourne's Aboriginal cultural heritage.*
  - 4.4.3 *Stimulate economic growth through heritage conservation.*
  - 4.4.4 *Protect Melbourne's heritage through telling its stories.*
- The Amendment complies with Ministerial Direction No 11 – Strategic Assessment of Amendments.

#### **How does the Amendment support or implement the State 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:

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

- 15.03-2S (Aboriginal cultural heritage) – *to ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

By including the identified places within the Heritage Overlay, the Amendment will ensure that the significance of these heritage places is protected, conserved and enhanced. The Heritage Overlay will require consideration to be given to the significance of the identified heritage place as a decision guideline and will encourage development that is designed and sited to respect the identified significance of heritage places.

### **How does the Amendment support or implement the 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 proposed 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 proposed Amendment makes proper use of the Victoria Planning Provisions. The Schedule to the Heritage Overlay is the proper Victorian Planning Provision tool for heritage controls over a place of heritage significance. The Amendment makes proper use of incorporated documents to clearly outline the heritage significance of places affected by the Amendment. Specifically, it adds separate Statements of Significance for individual and precinct Heritage Overlays to the Schedule to Clause 72.04 (Incorporated Documents) and adds the heritage places to the *Heritage Places Inventory February 2020 Part A*, to reflect changes proposed to the Schedule to Clause 43.01.

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

The views of the Department of Environment, Land, Water and Planning have been sought in preparation of the Amendment.

Council will engage with relevant agencies, affected property owners and relevant principal community groups during the public exhibition phase for 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*.

### **Resource and administrative costs**

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

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

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

## Where you may inspect this Amendment

The Amendment can be inspected free of charge:

- at the Department of Environment, Land, Water and Planning [Browse Amendments](https://www.delwp.vic.gov.au/public-inspection) website at [www.delwp.vic.gov.au/public-inspection](https://www.delwp.vic.gov.au/public-inspection) [www.planning.vic.gov.au/schemes-and-amendments/browse-amendments](https://www.planning.vic.gov.au/schemes-and-amendments/browse-amendments)
- At the City of Melbourne website at: [www.participate.melbourne.vic.gov.au/AmendmentC387](https://www.participate.melbourne.vic.gov.au/AmendmentC387)

## Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 17 December 2020.

Submission must be in writing and lodged either:

- Online: <https://participate.melbourne.vic.gov.au/AmendmentC387>
- By email: [amendmentC387@melbourne.vic.gov.au](mailto:amendmentC387@melbourne.vic.gov.au)
- By post:—  
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: week commencing 7 June 2021
- Panel hearing: week commencing 23 August 2021



**ATTACHMENT 1 – HODDLE GRID HERITAGE PLACES – SITES AFFECTED BY AMENDMENT C387:**

**1. Existing interim revised individual heritage overlays to be amended to apply interim permanent controls over a new extended portion**

HO Number	HO Map Changed	Address	Name / description	Proposed Change to Sch. to Cl.43.01	Add separate Statement of Significance to Cl.72.04 (Incorporated Documents) on a permanent basis	Amend <i>Heritage Places Inventory 2020 Part A</i> on a permanent basis
HO1052	8HO2	365-367 Little Bourke Street, 384-386 Bourke Street, 2-6 and 8-14 Rankins Lane, Melbourne	Former Thomas Warburton Pty Ltd	Amend address to include 384-386 Bourke Street  Amend Statement of Significance title to include 384-386 Bourke Street  Delete expiry date	Yes  Amend address to include 384-386 Bourke Street  (384-386 Bourke Street added to Statement of Significance)	Yes  (384-386 Bourke Street added to Inventory)
HO1005	8HO2	418-420 Bourke Street and 3 Kirks Lane, Melbourne	Former Gothic Chambers and warehouse	Delete expiry date	Yes	Yes
HO1041	8HO2	562-564 Flinders Street and rear in Downie Street, Melbourne	Former Markillie's Prince of Wales Hotel	Delete expiry date	Yes	No
HO737	8HO2	617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne	Former Melbourne City Council Power Station	Delete expiry date	Yes	Yes

**2. Existing interim precinct heritage overlays to be amended**

HO Number	HO Map Changed	Address	Name / description	Proposed Change to Sch. to Cl.43.01	Add separate Statement of Significance to Cl.72.04 (Incorporated Documents) on a permanent basis	Amend <i>Heritage Places Inventory 2020 Part A</i> on a permanent basis
HO1286	8HO1	Various	Flinders Lane East Precinct	Delete expiry date	Yes  (14-22 Russell Street added to Statement of Significance)	Yes
HO1288	8HO1	Various	Swanston Street North Precinct	Delete expiry date	Yes	Yes
HO1289	8HO1	Various	Swanston Street South Precinct	Delete expiry date	Yes	Yes

**PROPOSED REVISIONS POST EXHIBITION** changes are shown as track changes **highlighted yellow**

HO1290	8HO1	Various	Drewery Lane Precinct	Delete expiry date	Yes (268-270 Lonsdale Street added to Statement of Significance)	Yes (268-270 Lonsdale Street added to Inventory)
HO984	8HO1 D-8HO1 (HO1297)	Various	Little Lonsdale Street Precinct	Delete HO1297 and replace with extension to HO984  Amend references  Amend name  Remove existing external paint controls	Yes	Yes

### 3. Existing interim individual heritage overlays to be amended

HO Number	HO Map Changed	Address	Name / description	Proposed Change to Sch. to CI.43.01	Add separate Statement of Significance to CI.72.04 (Incorporated Documents) on a permanent basis	Amend Heritage Places Inventory 2020 Part A on a permanent basis
HO995	8HO2	183-189 A'Beckett Street, Melbourne	Grange Lynne Pty Ltd	Delete expiry date	Yes	Yes
HO1244	8HO2	146-150 Bourke Street, Melbourne	Shops, residence and former bank	Delete expiry date	Yes	Yes
HO1266	8HO2	Part 152-158 Bourke Street, Melbourne	Former Patersons Pty Ltd	Delete expiry date	Yes	No
HO1237	8HO2	171 Bourke Street, Melbourne	Shop	Delete expiry date	Yes	Yes
HO1238	8HO2	173-175 Bourke Street, Melbourne	Shops	Delete expiry date	Yes	Yes
HO1002	8HO2	194-200 Bourke Street, Melbourne	Hoyts Mid City Cinemas	Delete expiry date	Yes	No
HO1239	8HO2	201-207 Bourke Street, Melbourne	Shops and dwellings	Delete expiry date	Yes	Yes
HO1240	8HO2	209-215 Bourke Street, Melbourne	Shops and dwellings	Delete expiry date	Yes	Yes
HO1243	8HO2	220 Bourke Street, Melbourne	Former Palmer's Emporium	Delete expiry date	Yes	Yes
HO1006	8HO2	Part 468-470 Bourke Street, Melbourne	Former London Assurance House	Delete expiry date	Yes	Yes
HO1242	8HO2	480 Bourke Street, Melbourne	Commercial Building	Delete expiry date	Yes	Yes
HO1241	8HO2	482-484 Bourke Street, Melbourne	Former Victorian Amateur Turf Club	Delete expiry date	Yes	Yes
HO1265	8HO2	13-15 Collins Street, Melbourne	Apartment building	Delete expiry date	Yes	Yes
HO1008	8HO2	404-406 Collins Street, Melbourne	<b>Former</b> Atlas Assurance Building	Delete expiry date	Yes	Yes
HO1010	8HO2	430-442 Collins Street, Melbourne	Royal Insurance Group building	Delete expiry date	Yes	Yes
HO1245	8HO2	1-5 Coverlid Place, Melbourne	Warehouse	Delete expiry date	Yes	Yes

PROPOSED REVISIONS POST EXHIBITION changes are shown as track changes highlighted yellow

HO1267	8HO2	11-15 Duckboard Place, Melbourne	Warehouse	Delete expiry date	Yes	Yes
HO1246	8HO2	17-19 Elizabeth Street, Melbourne	Former Excelsior Chambers	Delete expiry date	Yes	Yes
HO1247	8HO2	25 Elizabeth Street, Melbourne	Former Universal House	Delete expiry date <a href="#">Amend reference</a>	Yes	Yes
HO1270	8HO2	87-89 Flinders Lane, Melbourne	Swiss Club of Victoria	Delete expiry date	Yes	Yes
HO1292	8HO2	137-139 Flinders Lane, Melbourne	Former Bank of New South Wales	Delete expiry date	Yes	Yes
HO1271	8HO2	384-386 Flinders Lane, Melbourne	Former Gordon Buildings	Delete expiry date	Yes	Yes
HO1272	8HO2	96-98 Flinders Street, Melbourne	Dreman Building	Delete expiry date	Yes	Yes
HO1273	8HO2	100-102 Flinders Street, Melbourne	Former Sunday School Union of Victoria	Delete expiry date	Yes	Yes
HO1274	8HO2	134-136 Flinders Street, Melbourne	Epstein House	Delete expiry date	Yes	Yes
HO1248	8HO2	23-25 George Parade, Melbourne	Former Melbourne City Council Substation	Delete expiry date	Yes	Yes
HO1268	8HO2	11 Highlander Lane, Melbourne	Former Zander's No 2 Store	Delete expiry date	Yes	Yes
HO1269	8HO2	11A Highlander Lane, Melbourne	Warehouse	Delete expiry date	Yes	Yes
HO1250	8HO2	25 King Street, Melbourne	Former Melbourne Shipping Exchange	Delete expiry date	Yes	Yes
HO1275	8HO	30-34 La Trobe Street, Melbourne	Turnverein Hall	Delete expiry date	Yes	Yes
HO1276	8HO2	37 Little Collins Street, Melbourne	Shop	Delete expiry date	Yes	Yes
HO1277	8HO2	39-41 Little Collins Street, Melbourne	Former Wenley Motor Garage	Delete expiry date	Yes	Yes
HO1255	8HO2	188-194 Little Collins Street, Melbourne	Former Godfrey's Building	Delete expiry date	Yes	Yes
HO1278	8HO2	577-583 Little Collins Street, Melbourne	Warehouses	Delete expiry date	Yes	Yes
HO1279	8HO2	582-584 Little Collins Street, Melbourne	Commercial building	Delete expiry date	Yes	Yes
HO1280	8HO2	616-622 Little Collins Street, Melbourne	Former Melbourne and Metropolitan Tramways Board Building	Delete expiry date	Yes	Yes
HO1296	8HO2	120-122 Little Lonsdale Street, Melbourne	Residences	Delete expiry date	Yes	No
HO1281	8HO2	470-472 Little Lonsdale Street, Melbourne	Shops	Delete expiry date	Yes	Yes
HO1282	8HO2	474 Little Lonsdale Street, Melbourne	Residence	Delete expiry date	Yes	Yes
HO1253	8HO2	53-57 Lonsdale Street, Melbourne		Delete expiry date	Yes	Yes
HO1254	8HO2	414-416 Lonsdale Street, Melbourne	Laurens House	Delete expiry date	Yes	Yes

PROPOSED REVISIONS POST EXHIBITION changes are shown as track changes [highlighted yellow](#)

HO1257	8HO2	10-14 Park Street, Melbourne	Former Melbourne City Council Substation	Delete expiry date	Yes	Yes
HO1068	8HO2	111-129 Queen Street, Melbourne	Former Royal Automobile Club of Victoria	Delete expiry date	Yes	No
HO1258	8HO2	131-141 Queen Street, Melbourne	Victoria Club building	Delete expiry date	Yes	Yes
HO1285	8HO2	2-18 Ridgway Place, Melbourne	Lyceum Club	Delete expiry date	Yes	Yes
HO1259	8HO2	20 Ridgway Place, Melbourne	Former Ridgway Terrace	Delete expiry date	Yes	Yes
HO1260	8HO2	166 Russell Street, Melbourne		Delete expiry date	Yes	Yes
HO1262	8HO2	93-101 Spring Street, Melbourne	Treasury Gate	Delete expiry date	Yes	Yes
HO1263	8HO2	199-207 Spring Street, Melbourne	Park Tower	Delete expiry date	Yes	Yes
HO1294	8HO2	149-153 Swanston Street, Melbourne	Sanders and Levy Building	Delete expiry date	Yes	Yes
HO1295	8HO2	152-156 Swanston Street, Melbourne	Former Bank of Australasia	Delete expiry date	Yes	Yes
HO1291	8HO2	215-217 Swanston Street, Melbourne	Shop and residence	Delete expiry date	Yes	Yes
HO1249	8HO2	11-27 Tavistock Place, Melbourne	Former Melbourne City Council substation	Delete expiry date	Yes	Yes
HO1180	8HO2	114-128 William Street, Melbourne	Former Dillingham Estates House	Delete expiry date	Yes	Yes
HO1231	8HO2	263-267 William Street, Melbourne	Metropolitan Hotel	Delete expiry date	Yes	Yes
HO1302	8HO2	151-163 Bourke Street, Melbourne	Former Malcolm Reid & Co Department Store	Delete expiry date	Yes	Yes
HO1303	8HO2	188 Bourke Street, Melbourne	Former Rockman's Showrooms Pty Ltd	Delete expiry date	Yes	Yes
HO1304	8HO2	202-204 Bourke Street, Melbourne	Former Sharpe Bros Pty Ltd	Delete expiry date	Yes	Yes
HO1305	8HO2	253-267 Bourke Street, Melbourne	Royal Mail House	Delete expiry date	Yes	Yes
HO1306	8HO2	376-378 Bourke Street, Melbourne	Former Coles and Garrard Building	Delete expiry date	Yes	Yes
HO1307	8HO2	Part 393-403 Bourke Street, Melbourne	Former John Danks & Son	Apply permanent controls	Yes	Yes
HO1308	8HO2	422-424 Bourke Street, Melbourne	Offices	Delete expiry date	Yes	Yes
HO1309	8HO2	457-471 Bourke Street, Melbourne	Former Dalgety House	Delete expiry date	Yes	Yes
HO1310	8HO2	527-555 Bourke Street, Melbourne	AMP Tower and St James Building Complex	Delete expiry date	Yes	Yes
HO1311	8HO2	589-603 Bourke Street, Melbourne	Office building	Delete expiry date	Yes	Yes
HO1312	8HO2	18-22 Collins Street, Melbourne	Coates Building	Delete expiry date	Yes	No
HO1313	8HO2	56-64 Collins Street, Melbourne	Former Reserve Bank of Australia	Apply permanent controls	Yes	Yes
HO1314	8HO2	100-104 Collins	Former Gilbert Court	Delete expiry	Yes	No

PROPOSED REVISIONS POST EXHIBITION changes are shown as track changes highlighted yellow

		Street, Melbourne		date		
HO1315	8HO2	221-231 Collins Street, Melbourne	Wales Corner	Delete expiry date	Yes	Yes
HO1316	8HO2	251-257 Collins Street, Melbourne	Former Commercial Banking Company of Sydney Building	Delete expiry date	Yes	Yes
HO1317	8HO2	265-269 Collins Street, Melbourne	Former Bank of Adelaide Building	Delete expiry date	Yes	Yes
HO1318	8HO2	276-278 Collins Street	Former Allans Building	Delete expiry date	Yes	No
HO1319	8HO2	303-317 Collins Street, Melbourne	Former MLC Building	Delete expiry date	Yes	Yes
HO1320	8HO2	308-336 Collins Street, Melbourne	Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture	Delete expiry date <a href="#">Amend reference</a> <a href="#">Amend name</a>	Yes	Yes
HO1321	8HO2	344-350 Collins Street, Melbourne	Former AMP Building	Delete expiry date	Yes	Yes
HO1322	8HO2	359-373 Collins Street, Melbourne	Former Commonwealth Banking Corporation Building	Delete expiry date	Yes	Yes
HO1323	8HO2	375-383 Collins Street, Melbourne	Former Legal & General House	Delete expiry date	Yes	Yes
HO1324	8HO2	454-456 Collins Street, Melbourne	Former Guardian Building	Delete expiry date	Yes	Yes
HO1325	8HO2	468-478 Collins Street, Melbourne	Australia-Netherlands House	Delete expiry date	Yes	Yes
HO1326	8HO2	516-520 Collins Street, Melbourne	Office building	Delete expiry date	Yes	Yes
HO1327	8HO2	1-5 Elizabeth Street, Melbourne	Former Hosie's Hotel	Delete expiry date	Yes	No
HO1328	8HO2	7-9 Elizabeth Street, Melbourne	Shop, café and office	Delete expiry date	Yes	Yes
HO1329	8HO2	341-345 Elizabeth Street, Melbourne	Former Cassells Tailors Pty Ltd	Apply permanent controls	Yes	Yes
HO1330	8HO2	114-122 Exhibition Street, Melbourne	Former Morris House	Delete expiry date	Yes	Yes
HO1331	8HO2	136-144 Exhibition Street, Melbourne	Former Australia Pacific House	Delete expiry date	Yes	Yes
HO1332	8HO2	174-192 Exhibition Street Melbourne	Former Bryson Centre	Delete expiry date	Yes	Yes
HO1333	8HO2	287-293 Exhibition Street, Melbourne	Former Exhibition Towers	Delete expiry date	Yes	Yes
HO1334	8HO	353 Exhibition Street, Melbourne	Warehouse	Delete expiry date	Yes	Yes
HO1335	8HO2	376-382 Flinders Lane, Melbourne	Former Batman Automatic Telephone Exchange	Delete expiry date	Yes	Yes
HO1336	8HO2	Flinders Street	Flinders Street Railway Viaduct	Delete expiry date	Yes	Yes
HO1337	8HO2	490 Flinders Street, Melbourne	Willis' Buildings	Apply permanent controls	Yes	Yes
HO1338	8HO2	26-32 King Street, Melbourne	Warehouse	Delete expiry date	Yes	Yes
HO1339	8HO2	171-173 King	Warehouse	Delete expiry	Yes	Yes

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		Street, Melbourne		date		
HO1340	8HO2	203-207 King Street, Melbourne	Former Factory	Delete expiry date	Yes	Yes
HO1341	8HO2	204-208 King Street, Melbourne	Great Western Hotel	Apply permanent controls	Yes	Yes
HO1342	8HO2	256-260 King Street, Melbourne	Former Paramount House	Apply permanent controls	Yes	Yes
HO1344	8HO2	258-264 Little Bourke Street, Melbourne	Former State Savings Bank of Victoria	Delete expiry date	Yes	Yes
HO1345	8HO2	354-360 Little Bourke Street, Melbourne	Melbourne House	Apply permanent controls	Yes	Yes
HO1346	8HO2	428-432 Little Bourke Street, Melbourne	Former Printcraft House	Delete expiry date	Yes	Yes
HO1347	8HO2	441-443 Little Bourke Street, Melbourne	Downs House	Delete expiry date	Yes	Yes
HO1348	8HO2	57-67 Little Collins Street, Melbourne	Former Craig, Williamson Pty Ltd complex	Delete expiry date	Yes	Yes
HO1349	8HO2	130-134 Little Collins Street, Melbourne	Former Methodist Church Centre	Apply permanent controls	Yes	Yes
HO1350	8HO2	335-349 Little Collins Street, Melbourne	Equitable House	Delete expiry date	Yes	Yes
HO1351	8HO2	377-379 Little Collins Street, Melbourne	Collins Gate	Delete expiry date	Yes	Yes
HO1352	8HO2	382 Little Collins Street, Melbourne	Former Law Institute House	Delete expiry date	Yes	Yes
HO1353	8HO2	457-469 Little Collins Street, Melbourne	Cowan House	Delete expiry date	Yes	Yes
HO1354	8HO2	499-503 Little Collins Street, Melbourne	Henty House	Delete expiry date	Yes	Yes
HO1355	8HO2	588-600 Little Collins Street, Melbourne	Stella Maris Seafarer's Centre	Delete expiry date	Yes	Yes
HO1356	8HO2	34-36 Little La Trobe Street, Melbourne	Warehouse	Delete expiry date	Yes	Yes
HO1357	8HO2	27-29 Little Lonsdale Street, Melbourne	Warehouse	Delete expiry date	Yes	Yes
HO1358	8HO2	359-363 Lonsdale Street, Melbourne	Shops and offices	Delete expiry date	Yes	Yes
HO1359	8HO2	402-408 Lonsdale Street, Melbourne	Former AMP Building	Delete expiry date	Yes	Yes
HO1360	8HO2	410-412 Lonsdale Street, Melbourne	Warehouse	Delete expiry date	Yes	Yes
HO1361	8HO2	447-453 Lonsdale Street, Melbourne	Lonsdale Exchange Building	Delete expiry date	Yes	Yes
HO1362	8HO2	594-610 Lonsdale Street, Melbourne	Former Andrew Jack, Dyson & Co	Apply permanent controls	Yes	Yes
HO1363	8HO2	12-18 Meyers Place, Melbourne	Former Kantay House	Delete expiry date	Yes	Yes

PROPOSED REVISIONS POST EXHIBITION changes are shown as track changes highlighted yellow

HO1364	8HO2	20 Meyers Place, Melbourne	The Waiters Restaurant	Delete expiry date	Yes	Yes
HO1379	8HO2	Princes Walk Birrarung Marr, Melbourne	Former Princes Bridge Lecture Room	Delete expiry date	Yes	Yes
HO1365	8HO2	43-51 Queen Street, Melbourne	Former Union House	Delete expiry date	Yes	Yes
HO1366	8HO2	85-91 Queen Street, Melbourne	Former National Bank of Australasia Stock Exchange Branch	Delete expiry date	Yes	Yes
HO1367	8HO2	103-105 Queen Street, Melbourne	Former Ajax House	Delete expiry date	Yes	Yes
HO1368	8HO2	155-161 Queen Street, Melbourne	Former South British Insurance Company Ltd Building	Delete expiry date	Yes	Yes
HO1369	8HO2	158-172 Queen Street, Melbourne	Former Sleigh Buildings (H C Sleigh Building & former Sleigh Corner)	Delete expiry date	Yes	Yes
HO1370	8HO2	184-192 Queen Street, Melbourne	The Former Houston Building (Aviation House)	Delete expiry date	Yes	Yes
HO1371	8HO2	215 Queen Street, Melbourne	Shop	Delete expiry date	Yes	Yes
HO1372	8HO2	221-231 Queen Street, Melbourne	Former Law Department's Building	Delete expiry date	Yes	Yes
HO1373	8HO2	233-243 Queen Street, Melbourne	Former State Savings Bank of Victoria	Delete expiry date	Yes	Yes
HO1374	8HO2	114-120 Russell Street, Melbourne	Former Russell Street Automatic Telephone Exchange and Postal Building	Delete expiry date	Yes	Yes
HO1261	8HO2	124-130 Russell Street, Melbourne	Melbourne Theosophical Society	Apply permanent controls	Yes	Yes
HO1375	8HO2	45-63 Swanston Street, Melbourne	Former State Savings Bank of Victoria	Delete expiry date	Yes	Yes
HO1376	8HO2	335-347 Swanston Street	Former Manchester Unity Oddfellows Building	Delete expiry date	Yes	Yes
HO1377	8HO2	178-188 William Street, Melbourne	Office building	Delete expiry date	Yes	Yes
HO1378	8HO2	269-275 William Street, Melbourne	Nubrik House	Delete expiry date	Yes	Yes

29/03/2019  
C351melb

## SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

### 1.0

18/10/2018  
C304

#### Application requirements

None specified.

### 2.0

~~27/10/2020~~

C399melb Proposed C387melb

#### Heritage places

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?
	<b>PRECINCTS OUTSIDE THE CAPITAL CITY ZONE</b>							
HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	No	No	No	No
HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	Yes	No	No	No	No	No	No
HO1	<i>Carlton Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance February 2020 ( <a href="#">Amended July 2020</a> )	Yes	No	No	No	No	No	No
HO2	<i>East Melbourne &amp; Jolimont Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	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> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	Yes	No	No	No	No	No	No
HO1122	<i>Lincoln Square South Precinct</i> 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	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?
HO3	<i>North &amp; West Melbourne Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 <a href="#">(Amended July 2020)</a>	Yes	No	No	No	No	No	No
HO4	<i>Parkville Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 <a href="#">(Amended July 2020)</a>	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> <b>Incorporated plan:</b> Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002 <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 <a href="#">(Amended July 2020)</a>	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> 14-42 Villiers Street, North Melbourne	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 &amp; Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1165	<i>Lambeth Street Streetscape</i>	Yes	No	No	No	-	No	No
HO1166	<i>Parsons Street South Streetscape</i>	Yes	No	No	No	-	No	No

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?
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><b>Incorporated plan:</b> 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 &amp; Animal Hospital</i></p> <p><i>2-52 Gracie Street, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO455	<p><i>North and West Melbourne Biscuit Making &amp; Flour Milling Precinct</i></p> <p><i>3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne</i></p>	Yes	No	No	No	No	No	No
	<b>PRECINCTS INSIDE THE CAPITAL CITY ZONE</b>							

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?
HO1214 Interim control Expiry date: 22/01/2021	<i>City Road Industrial and Warehouse Precinct</i> <b>Incorporated document:</b> Southbank Heritage Inventory, February 2018 <b>Statement of Significance:</b> Southbank Statements of Significance, February 2018	Yes	No	No	No	No	No	No
HO503	<i>Bank Place Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	Yes	No	No	No	No	No	No
HO500	<i>Bourke Hill Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	Yes	No	No	No	No	No	No
HO501	<i>Bourke West Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	Yes	No	No	No	No	No	No
HO502	<i>The Block Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	Yes	No	No	No	No	No	No
HO504	<i>Collins East Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	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?
HO1290 <del>Interim Control</del> <del>Expiry date:</del> <del>29/05/2021</del>	<i>Drewery Lane Precinct</i> <b>Statement of Significance:</b> Drewery Lane Precinct Statement of Significance, July 2020	No	No	No	No	No	No	No
HO1125	<i>Elizabeth Street (CBD) Precinct</i> 413-503 Elizabeth Street	Yes	No	No	No	No	No	No
HO1204	<i>Elizabeth Street West Precinct</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO505	<i>Flinders Gate Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 <a href="#">(Amended July 2020)</a>	Yes	No	No	No	No	No	No
HO506	<i>Flinders Lane Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 <a href="#">(Amended July 2020)</a>	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?
HO1205	<i>Guildford &amp; Hardware Laneways Precinct</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1286 <del>Interim Control</del>	<i>Flinders Lane East Precinct</i> <b>Statement of Significance:</b> Flinders Lane East Precinct Statement of Significance, July 2020 <del>Expiry date:</del> <del>29/05/2021</del>	No	No	No	No	No	No	No
HO1297 <del>Interim Control</del>	<i>Little Lonsdale Street Precinct</i> <b>Statement of Significance:</b> <del>Little Lonsdale Street Precinct Statement of Significance, July 2020</del> <del>Expiry date:</del> <del>29/05/2021</del>	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> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	Yes	No	No	No	No	No	No
HO509	<i>Post Office Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	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?
HO7	<i>Queen Victoria Market Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statement of Significance February 2020 <a href="#">(Amended July 2020)</a>	Yes	No	No	No	No	No	No
HO1288 <del>Interim Control</del> <del>Expiry date:</del> <del>29/05/2021</del>	<i>Swanston Street North Precinct</i> <b>Statement of Significance:</b> Swanston Street North Precinct Statement of Significance, July 2020	No	No	No	No	No	No	No
HO1289 <del>Interim Control</del> <del>Expiry date:</del> <del>29/05/2021</del>	<i>Swanston Street South Precinct</i> <b>Statement of Significance:</b> Swanston Street South Precinct Statement of Significance, July 2020	No	No	No	No	No	No	No
HO984	<i>Little Lonsdale <u>Street</u> Precinct</i> <b>Statement of Significance:</b> <del>Heritage Precincts Statement of Significance February 2020</del> <a href="#">Little Lonsdale Street Precinct Statement of Significance, July 2020</a> <a href="#">May 2021</a>	<del>Yes</del> <u>No</u>	No	No	No	No	No	No
	<b>TREES &amp; GARDENS</b>							
HO10	<i>Aboriginal Scarred Tree Fitzroy Gardens</i>	No	No	Yes	No	No	No	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?
HO496	<i>Queen Victoria Market, 65-159 Victoria St, West Melbourne</i>	-	-	-	-	Yes Ref No H734	Yes	No
HO1180	<i>Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve, West Melbourne</i>  <b>Statement of Significance:</b> West Melbourne Heritage Review 2016: Statement of Significance February 2020	No	No	Yes	No	No	No	No
	<b>MELBOURNE</b>							
HO515	<i>Warehouse, 61-69 A'Beckett St, Melbourne</i>	-	-	-	-	Yes Ref No H980	Yes	No
HO516	<i>71-73 A'Beckett St, Melbourne</i>	Yes	No	No	No	No	No	No
HO993	<i>104 A'Beckett Street</i>	Yes	No	No	No	No	No	No
HO1148	<i>Former Factory 144-148 A'Beckett Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO994	<i>111-125 A'Beckett Street</i>	Yes	No	No	No	No	No	No
HO517	<i>217-219 A'Beckett St, Melbourne</i>	Yes	No	No	No	No	No	No
HO995	<i>Grange Lynne Pty Ltd, 183-189 A'Beckett Street, Melbourne</i>  <b>Statement of Significance:</b> Grange Lynne Pty Ltd Statement of Significance (183-189 A'Beckett Street, Melbourne), July 2020	No	No	No	No	No	No	No
	<del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>							



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?
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
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
HO1379 <del>Interim control</del>	<i>Former Princes Bridge Lecture Room, Princes Walk, Birrarung Marr, Melbourne</i> <b>Statement of Significance:</b>	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?
<del>Expiry date:- 29/05/2022</del>	Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne), July 2020							
HO499	Melbourne University Boat Club Shed, Boathouse Drive, Melbourne	-	-	-	-	Yes Ref No H682	Yes	No
HO525	19-21 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO526	23-29 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO527	35-37 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO530	39-43 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO531	51-53 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO533	Salvation Army Temple, 65-71 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H436	Yes	No
HO536	75-77 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO1094	Former Hoyts Cinema Centre, 134-144 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2335	Yes	No
HO1302 <del>Interim control Expiry date:- 29/05/2022</del>	Former Malcolm Reid & Co Department Store, 151-163 Bourke Street, Melbourne <b>Statement of Significance:</b> Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO996	160-162 Bourke Street	Yes	No	No	No	No	No	No
HO997	164-166 Bourke Street	Yes	No	No	No	No	No	No
HO998	168-174 Bourke Street	Yes	No	No	No	No	No	No

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?
HO1237 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Shop, 171 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Shop Statement of Significance (171 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1238 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Shops, 173-175 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Shops Statement of Significance (173-175 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO999	<i>179-183 Bourke Street</i>	Yes	No	No	No	No	No	No
HO1000	<i>180-182 Bourke Street</i>	Yes	No	No	No	No	No	No
HO1303 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former Rockman's Showrooms Pty Ltd, 188 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Former Rockman's Showrooms Pty Ltd Statement of Significance (188 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1001	<i>193-199 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?
HO1239 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Shops and dwellings, 201-207 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Shops and dwellings Statement of Significance (201-207 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1304 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former Sharpe Bros Pty Ltd, 202-204 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1240 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Shops and dwellings, 209-215 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Shops and dwellings Statement of Significance (209-215 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1305 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Royal Mail House, 253-267 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Royal Mail House Statement of Significance (253-267 Bourke Street, Melbourne), July 2020	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 &amp; Nunn) 294-312 Bourke Street and 285-295 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2153	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?
HO768	David Jones Store (Former Coles) 299-307 Bourke Street and 276-286 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H2154	Yes	No
HO543	Royal Arcade, 331-339 Bourke Street, & 148-150 Elizabeth Street & 308-316 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H23	Yes	No
HO545	349-357 Bourke Street, Melbourne	Yes	No	No	No	No	No	No
HO1306	Former Coles and Garrard Building, 376-378 Bourke Street, Melbourne <b>Statement of Significance:</b> Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
	<del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>							
<a href="#">HO1307</a>	<a href="#">Former John Danks &amp; Son, Part 393-403 Bourke Street, Melbourne</a> <a href="#">Statement of Significance:</a> <a href="#">Former John Danks &amp; Son Statement of Significance (Part 393-403 Bourke Street, Melbourne), July 2020</a> <a href="#">May 2021</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
HO1004	415-419 Bourke Street	Yes	No	No	No	No	No	No
HO1005	Former Gothic Chambers and warehouse, 418-420 Bourke Street and 3 Kirks Lane, Melbourne <b>Statement of Significance:</b> Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), July 2020	No	No	No	No	No	No	No
	<del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del> <del>applies to 3</del> <del>Kirks Lane</del> <del>only</del>							

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?
HO546	Former Kaye, Butchart & Co offices 421 Bourke Street, Melbourne <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1308 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	Offices, 422-424 Bourke Street, Melbourne <b>Statement of Significance:</b> Offices Statement of Significance (422-424 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1309 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>Former Dalgety House, 457-471 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO901	<i>Eagle House, 473 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H1807	Yes	No
HO1310 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>AMP Tower and St James Building Complex, 527-555 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), July 2020	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?
HO1311 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Office building, 589-603 Bourke Street</i> <b>Statement of Significance:</b> Office building Statement of Significance (589-603 Bourke Street), July 2020	No	No	No	No	No	No	No
HO549	<i>Former Gollin &amp; Company Building, 561-563 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H685	Yes	No
HO550	<i>Old Bourke Street West Police Station &amp; Cell Block, 621-633 Bourke Street, Melbourne</i>  <i>The heritage place includes</i> <i>Pear tree, Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H655	Yes	No
HO551	<i>St Augustines Catholic Church &amp; 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 &amp; 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
HO534	<i>66-70 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO535	<i>72-74 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO537	<i>Café Florentino, 78-84 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H493	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?
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 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	Shops, residence and former bank, 146-150 Bourke Street, Melbourne <b>Statement of Significance:</b> Shops, residence and former bank Statement of Significance (146-150 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1266 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	Former Patersons Pty Ltd, Part 152-158 Bourke Street, Melbourne <b>Statement of Significance:</b> Former Patersons Pty Ltd Statement of Significance (Part 152-158 Bourke Street, Melbourne), July 2020	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
HO1002 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	Hoyts Mid City Cinemas, 194-200 Bourke Street, Melbourne <b>Statement of Significance:</b> Hoyts Mid City Cinemas Statement of Significance (194-200 Bourke Street, Melbourne), July 2020	Yes	No	No	No	No	No	No
HO990	Former Commonwealth Bank, 219-225 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2264	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?
HO1243 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>	Former Palmer's Emporium, 220 Bourke Street, Melbourne  <b>Statement of Significance:</b> Former Palmer's Emporium Statement of Significance (220 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO542	Myer Melbourne (Former Myer Emporium) 314--336 Bourke Street & 275-321 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2100	Yes	No
HO544	General Post Office, 338-352 Bourke Street, 188-218 Elizabeth Street & 323-337 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H903	Yes	No
HO1206	Former Pellegrini & Co premises 388-390 Bourke Street, Melbourne  <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)  <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	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?
HO1207	414-416 Bourke Street, Melbourne <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1006 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	Former London Assurance House, Part 468-470 Bourke Street, Melbourne <b>Statement of Significance:</b> Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), July 2020	No	No	No	No		No	No
HO547	Equity Chambers, 472 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2249	Yes	No
HO1242 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	Commercial building, 480 Bourke Street, Melbourne <b>Statement of Significance:</b> Commercial building Statement of Significance (480 Bourke Street, Melbourne), July 2020	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?
HO1241 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Victorian Amateur Turf Club, 482-484 Bourke Street, Melbourne</i> <b>Statement of Significance:</b> Former Victorian Amateur Turf Club Statement of Significance (482-484 Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO548	<i>Goldsborough Mort Building, 516-526 Bourke Street &amp; 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&amp; 7 RMIT, Bowen Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO555	<i>House 17 Casselden Place, Melbourne</i>	-	-	-	-	Yes Ref No H2267	Yes	No
HO556	<i>15-17 Celestial Ave, Melbourne</i>	Yes	No	No	No	No	No	No
HO557	<i>16-18 Celestial Ave, Melbourne</i>	Yes	No	No	No	No	No	No
HO558	<i>Museum of Chinese/Australian History, Cohen Place, Melbourne</i>	Yes	No	No	No	No	No	No
HO559	<i>Alcaston House, 2 Collins Street &amp; 69-81 Spring Street, Melbourne</i>	-	-	-	-	Yes Ref No H500	Yes	No
HO560	<i>Anzac House, 4-6 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H415	Yes	No
HO561	<i>5-9 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?
HO562	<i>Portland House, 8 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H417	Yes	No
HO563	<i>Victor Horsley Chambers, 12 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H474	Yes	No
HO564	<i>14-16 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1265 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Apartment building, 13-15 Collins Street, Melbourne</i> <b>Statement of Significance:</b> Apartment building Statement of Significance (13-15 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1312 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Coates Building, 18-22 Collins Street, Melbourne</i> <b>Statement of Significance:</b> Coates Building Statement of Significance (18-22 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
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
<a href="#">HO1313</a>	<a href="#">Former Reserve Bank of Australia, 56-64 Collins Street, Melbourne</a> <b>Statement of Significance:</b> <a href="#">Former Reserve Bank of Australia Statement of Significance (56-64 Collins Street, Melbourne), July 2020</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
HO567	<i>Former Commercial Bank of Australia, 68-72 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H422	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?
HO568	71-87 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO569	74 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO572	86-88 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1314	Former Gilbert Court, 100-104 Collins Street, Melbourne <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del> <b>Statement of Significance:</b> Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO573	107 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO574	Professional Chambers, 110-118 Collins Street, Melbourne	-	-	-	-	Yes Ref No H414	Yes	No
HO575	Austral Buildings, 115-119 Collins Street, Melbourne	-	-	-	-	Yes Ref No H472	Yes	No
HO576	St Michaels Uniting Church, 122-136 Collins Street, Melbourne	-	-	-	-	Yes Ref No H4	Yes	No
HO577	133-139 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO578	Scots Church, 140-154 Collins Street Melbourne	-	-	-	-	Yes Ref No H5	Yes	No
HO579	141-153 Collins Street, Melbourne	Yes	No	No.	No	No	No	No
HO580	Assembly Hall, 156-160 Collins Street, Melbourne	-	-	-	-	Yes Ref No H418	Yes	No
HO581	Formerly the Auditorium, 167-173 Collins Street & 172-180 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H416	Yes	No
HO582	162-168 Collins Street, Melbourne	Yes	No	No	No	No	No	No

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?
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 &amp; 186-200 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H690	Yes	No
HO590	<i>Manchester Unity Building, 220-226 Collins Street, &amp; 91-107 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H411	Yes	No
HO1315 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>Wales Corner, 221-231 Collins Street, Melbourne</i> <b>Statement of Significance:</b> Wales Corner Statement of Significance (221-231 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	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
HO1316 <del>Interim control</del>	<i>Former Commercial Banking Company of Sydney Building, 251-257 Collins Street, Melbourne</i> <b>Statement of Significance:</b>	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?
<del>Expiry date:- 29/05/2022</del>	Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), July 2020							
HO594	259-263 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1317 <del>Interim control Expiry date:- 29/05/2022</del>	Former Bank of Adelaide Building, 265-269 Collins Street, Melbourne <b>Statement of Significance:</b> Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO595	Former National Bank of Australasia Head Office, 271-285 Collins Street, Melbourne	-	-	-	-	Yes Ref No H2064	Yes	No
HO1318 <del>Interim control Expiry date:- 29/05/2022</del>	Former Allans Building, 276-278 Collins Street, Melbourne <b>Statement of Significance:</b> Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO596	Block Arcade, 280-286 Collins Street & 96-102 Elizabeth Street, Melbourne	-	-	-	-	Yes Ref No H32	Yes	No
HO597	287-301 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO598	288-304 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1319 <del>Interim control Expiry date:- 29/05/2022</del>	Former MLC Building, 303-317 Collins Street, Melbourne <b>Statement of Significance:</b> Former MLC Building Statement of Significance (303-317 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1320 <del>Interim control</del>	Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture, 308-336 Collins 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?
<del>Expiry date:- 29/05/2022</del>	<b>Statement of Significance:</b> Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), July 2020							
HO602	<i>Former Commercial Bank of Australia, Banking Chamber &amp; 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
HO1321	<i>Former AMP Building, 344-350 Collins Street, Melbourne</i>	No	No	No	No	No	No	No
<del>Interim control Expiry date:- 29/05/2022</del>	<b>Statement of Significance:</b> Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), July 2020							
HO603	<i>Former Mercantile Bank, 345-349 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H467	Yes	No
HO1322	<i>Former Commonwealth Banking Corporation Building, 359-373 Collins Street, Melbourne</i>	No	No	No	No	No	No	No
<del>Interim control Expiry date:- 29/05/2022</del>	<b>Statement of Significance:</b> Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), July 2020							
HO1323	<i>Former Legal and General House, 375-383 Collins Street, Melbourne</i>	No	No	No	No	No	No	No
<del>Interim control Expiry date:- 29/05/2022</del>	<b>Statement of Significance:</b> Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), July 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?
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 &amp; 59-69 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H36	Yes	No
HO606	<i>ANZ Bank, 394-398 Collins Street &amp; 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
HO608	<i>401-417 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1008	<i>Former Atlas Assurance Building, 404-406 Collins Street, Melbourne</i> <b>Statement of Significance:</b> Former Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
	<del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>							
HO1009	<i>409-413 Collins Street</i>	Yes	No	No	No	No	No	No
HO610	<i>Former AMP Building, 419-429 Collins Street &amp; 64-74 Market Street, Melbourne</i>	-	-	-	-	Yes Ref No H421	Yes	No
HO609	<i>422-428 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?
HO1010 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Royal Insurance Group building, 430-442 Collins Street, Melbourne</i> <b>Statement of Significance:</b> Royal Insurance Group building Statement of Significance (430-442 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1324 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former Guardian Building, 454-456 Collins Street, Melbourne</i> <b>Statement of Significance:</b> Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1012	<i>464-466 Collins Street</i>	Yes	No	No	No	No	No	No
HO1325 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Australia-Netherlands House, 468-478 Collins Street, Melbourne</i> <b>Statement of Significance:</b> Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO611	<i>Olderfleet Building, 471-477 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H37	Yes	No
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

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?
HO904	<i>Rialto Building, 497-503 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H41	Yes	No
HO1326	<i>Office building, 516-520 Collins Street, Melbourne</i> <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	No	No	No	No	No	No	No
	<b>Statement of Significance:</b> Office building Statement of Significance (516-520 Collins Street, Melbourne), July 2020							
HO613	<i>Former New Zealand Loan &amp; 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 &amp; 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	<i>Warehouse, 1-5 Coverlid Place, Melbourne</i> <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>	No	No	No	No	No	No	No
	<b>Statement of Significance:</b> Warehouse Statement of Significance (1-5 Coverlid Place, Melbourne), July 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?
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	<i>Warehouse, 11-15 Duckboard Place, Melbourne</i> <b>Statement of Significance:</b> Warehouse Statement of Significance (11-15 Duckboard Place, Melbourne), July 2020	No	No	No	No	No	No	No
	<del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>							
HO936	<i>Underground Public Toilets, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2110	Yes	No
HO937	<i>Underground Public Toilets, Elizabeth &amp; Victoria Streets, Melbourne</i> <i>Womens Christian Temperance Union Drinking Fountain, Victoria Square, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2111 & Ref No H194	Yes	No

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?
HO938	<i>Hosies Hotel Mural, 1-5 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2094 & part Ref No H1083	No	No
HO1327 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former Hosie's Hotel, 1-5 Elizabeth Street, Melbourne</i> <b>Statement of Significance:</b> Former Hosie's Hotel Statement of Significance (1-5 Elizabeth Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1328 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Shop, café and office, 7-9 Elizabeth Street, Melbourne</i> <b>Statement of Significance:</b> Shop, café and office Statement of Significance (7-9 Elizabeth Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1246 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Excelsior Chambers, 17-19 Elizabeth Street, Melbourne</i> <b>Statement of Significance:</b> Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1015	<i>21-23 Elizabeth Street</i>	Yes	No	No	No	No	No	No
HO1247 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Universal House, 25 Elizabeth Street, Melbourne</i> <b>Statement of Significance:</b> Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne), <del>July 2020</del> <u>May 2021</u>	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?
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> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO981	<i>Shops, 195 Elizabeth Street, Melbourne</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	-	-	-	-	Yes Ref No H2155	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?
HO618	<p>245-269 Elizabeth Street, Melbourne</p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</p>	Yes	No	No	No	No	No	No
<a href="#">HO1329</a>	<p><a href="#">Former Cassells Tailors Pty Ltd, 341-345 Elizabeth Street, Melbourne</a></p> <p><b>Statement of Significance:</b> <a href="#">Former Cassells Tailors Pty Ltd Statement of Significance (341-345 Elizabeth Street, Melbourne), July 2020</a></p>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
HO715	<p>Mitchell House, 352-358 Lonsdale Street, Melbourne</p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</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?
HO1017	<p><i>299 Elizabeth Street</i></p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</p>	Yes	No	No	No	No	No	No
HO1018	<p><i>303-305 Elizabeth Street</i></p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</p>	Yes	No	No	No	No	No	No
HO1019	<p><i>351-357 Elizabeth Street</i></p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</p>	Yes	No	No	No	No	No	No
HO1020	<i>380 Elizabeth Street</i>	Yes	No	No	No	No	No	No
HO1021	<i>384 Elizabeth 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?
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
HO1330 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	Former Morris House, 114-122 Exhibition Street, Melbourne <b>Statement of Significance:</b> Former Morris House Statement of Significance (114-122 Exhibition Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1331 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	Former Australia Pacific House, 136-144 Exhibition Street, Melbourne <b>Statement of Significance:</b> Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1332 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	Former Bryson Centre, 174-192 Exhibition Street, Melbourne <b>Statement of Significance:</b> Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), July 2020	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?
HO631	<i>Her Majesty's Theatre, 199-227 Exhibition Street &amp; 84-98 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H641	Yes	No
HO632	<i>Comedy Theatre, 228-240 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H2273	Yes	No
HO633	<i>266-272 Exhibition Street, Melbourne</i>	Yes	No	No	No	No	No	No
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
HO1333 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>Former Exhibition Towers, 287-293 Exhibition Street, Melbourne</i> <b>Statement of Significance:</b> Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1029	<i>309 Exhibition Street</i>	Yes	No	No	No	No	No	No
HO1334 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>Warehouse, 353 Exhibition Street, Melbourne</i> <b>Statement of Significance:</b> Warehouse Statement of Significance (353 Exhibition Street, Melbourne), July 2020	No	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

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?
HO1270 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Swiss Club of Victoria, 87-89 Flinders Lane, Melbourne</i> <b>Statement of Significance:</b> Swiss Club of Victoria Statement of Significance (87-89 Flinders Lane, Melbourne), July 2020	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 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Bank of New South Wales, 137-139 Flinders Lane, Melbourne</i> <b>Statement of Significance:</b> Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), July 2020	No	No	No	No	No	No	No
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

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?
HO1335 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former Batman Automatic Telephone Exchange, 376-382 Flinders Lane, Melbourne</i> <b>Statement of Significance:</b> Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), July 2020	No	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 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Gordon Buildings, 384-386 Flinders Lane, Melbourne</i> <b>Statement of Significance:</b> Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), July 2020	No	No	No	No	No	No	No
HO1034	<i>26-30 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1035	<i>76-80 Flinders Street</i>	Yes	No	No	No	No	No	No
HO766	<i>Former Herald &amp; Weekly Times Building, 46-74 Flinders Street and 2-8 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H1147	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?
HO1272 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Dreman Building, 96-98 Flinders Street, Melbourne</i> <b>Statement of Significance:</b> Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1273 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Sunday School Union of Victoria, 100-102 Flinders Street, Melbourne</i> <b>Statement of Significance:</b> Former Sunday School Union of Victoria Statement of Significance (100-102 Flinders Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1036	<i>130-132 Flinders Street</i>	Yes	No	No	No	No	No	No
HO1274 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Epstein House, 134-136 Flinders Street, Melbourne</i> <b>Statement of Significance:</b> Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), July 2020	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?
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 &amp; 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
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
<a href="#">HO1337</a>	<a href="#">Willis' Buildings, 490 Flinders Street, Melbourne</a> <b>Statement of Significance:</b> <a href="#">Willis' Buildings Statement of Significance (490 Flinders Street, Melbourne), July 2020</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>

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?
HO662	502-504 Flinders Street, Melbourne	Yes	No	No	No	No	No	No
HO1038	508-510 Flinders Street	Yes	No	No	No	No	No	No
HO1039	516-518 Flinders Street	Yes	No	No	No	No	No	No
HO1040	520-522 Flinders Street	Yes	No	No	No	No	No	No
HO1041	<p><del>Interim control</del> <del>Expiry date: 29/05/2022 — applies to the rear of 562-564 Flinders Street in Downie Street only</del></p> <p>Former Markillie's Prince of Wales Hotel, 562-564 Flinders Street and rear in Downie Street, Melbourne</p> <p><b>Statement of Significance:</b> Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), July 2020</p>	No	No	No	No	No	No	No
HO1336	<p><del>Interim control</del> <del>Expiry date: 29/05/2022</del></p> <p>Flinders Street Railway Viaduct, Flinders Street, Melbourne</p> <p><b>Statement of Significance:</b> Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), July 2020</p>	No	No	No	No	No	No	No
HO483	RMIT Building No. 9, 1-55 Franklin Street, Melbourne	-	-	-	-	Yes Ref No H1506	Yes	No
HO663	Macs Hotel, 34-38 Franklin Street, Melbourne	-	-	-	-	Yes Ref No H51	Yes	No
HO1152	Former TAA Building 42-56 Franklin Street, Melbourne	Yes	No	No	No	No	No	No

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?
HO1042	63-67 Franklin Street	Yes	No	No	No	No	No	No
HO664	Currie and Richards Warehouse, 79-81 Franklin Street & 3 Stewart Street, Melbourne	-	-	-	-	Yes Ref No H440	Yes	No
HO1153	Former Store 139-141 Franklin Street, Melbourne	Yes	No	No	No	No	No	No
HO1154	Former A G Healing Building 167-175 Franklin Street, Melbourne	Yes	No	No	No	No	No	No
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



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?
HO1248 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<p><i>Former Melbourne City Council Substation, 23-25 George Parade, Melbourne</i></p> <p><b>Statement of Significance:</b> Former Melbourne City Council Substation Statement of Significance (23-25 George Parade, Melbourne), July 2020</p>	No	No	No	No	No	No	No
HO1044	<p><i>4-6 and 8 Goldie Place</i></p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</p>	Yes	No	No	No	No	No	No
HO665	<p><i>Former Penman &amp; Dalziel warehouse</i> <i>55-57 Hardware Street, Melbourne</i></p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</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?
HO667	<i>Dynon's Building</i> 63-77 Hardware Lane, Melbourne <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO666	<i>60-66 Hardware Street, Melbourne</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1045	<i>106-112 Hardware Street</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO668	<i>11-13 Heffernan Lane, Melbourne</i>	Yes	No	No	No	No	No	No
HO669	<i>14-18 Heffernan Lane, 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?
HO1268 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Zander's No 2 Store, 11 Highlander Lane, Melbourne</i> <b>Statement of Significance:</b> Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), July 2020	No	No	No	No	No	No	No
HO1269 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Warehouse, 11A Highlander Lane, Melbourne</i> <b>Statement of Significance:</b> Warehouse Statement of Significance (11A Highlander Lane, Melbourne), July 2020	No	No	No	No	No	No	No
HO1046	<i>12-20 King Street</i>	Yes	No	No	No	No	No	No
HO1250 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Melbourne Shipping Exchange, 25 King Street, Melbourne</i> <b>Statement of Significance:</b> Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), July 2020	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?
HO1338 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Warehouse, 26-32 King Street, Melbourne</i> <b>Statement of Significance:</b> Warehouse Statement of Significance (26-32 King Street, Melbourne), July 2020	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 Ref No H396	Yes	No
HO676	<i>120-138 King Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1339 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Warehouse, 171-173 King Street, Melbourne</i> <b>Statement of Significance:</b> Warehouse Statement of Significance (171-173 King Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1340 <del>Interim control</del>	<i>Former Factory, 203-207 King Street, Melbourne</i> <b>Statement of Significance:</b> Former Factory Statement of Significance (203-	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?
<del>Expiry date:- 29/05/2022</del>	207 King Street, Melbourne), July 2020							
<a href="#">HO1341</a>	<a href="#">Great Western Hotel, 204-208 King Street, Melbourne</a> <b>Statement of Significance:</b> <a href="#">Great Western Hotel Statement of Significance (204-208 King Street, Melbourne), July 2020</a>	No	No	No	No	No	No	No
HO677	Former F. Blight and Co. Warehouse, 234-244 King Street & 579-585 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H66	Yes	No
HO679	248-250 King Street, Melbourne	Yes	No	No	No	No	No	No
<a href="#">HO1342</a>	<a href="#">Former Paramount House, 256-260 King Street, Melbourne July 2020</a> <b>Statement of Significance:</b> <a href="#">Former Paramount House Statement of Significance (256-260 King Street), July 2020</a>	No	No	No	No	No	No	No
HO680	Shop and residence, 328-330 King Street, Melbourne	-	-	-	-	Yes Ref No H465	Yes	No
HO681	Former Coops Shot Tower and Flanking Building, Knox Place, Melbourne	-	-	-	-	Yes Ref No H67	Yes	No
HO940	Cast Iron Urinal, La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H2140	No	No

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?
HO1275 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Turnverein Hall, 30-34 La Trobe Street, Melbourne</i> <b>Statement of Significance:</b> Turnverein Hall Statement of Significance (30-34 La Trobe Street, Melbourne), July 2020	No	No	No	No	No	No	No
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 &amp; Co warehouse 337-339 La Trobe Street, Melbourne</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	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?
HO684	<i>William Angliss College, 537-557 La Trobe Street and 552-578 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H1507	Yes	No
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 &amp; 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
HO695	<i>212-220 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO696	<i>232-238 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?
HO1344 <del>Interim control</del> Expiry date:- <del>29/05/2022</del>	Former State Savings Bank of Victoria, 258-264 Little Bourke Street, Melbourne <b>Statement of Significance:</b> Former State Savings Bank of Victoria Statement of Significance (258-264 Little Bourke Street, Melbourne), July 2020	No	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
<a href="#">HO1345</a>	<a href="#">Melbourne House, 354-360 Little Bourke Street, Melbourne</a> <b>Statement of Significance:</b> <a href="#">Melbourne House Statement of Significance (354-360 Little Bourke Street, Melbourne), July 2020</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
HO1050	361-363 Little Bourke Street <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	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?
HO1051	362-364 Little Bourke Street <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1052 <del>Interim control</del> <del>Expiry Date:-</del> <del>29/05/2022</del> <del>applies to 2-6</del> <del>and 8-14</del> <del>Rankins Lane</del> <del>only</del>	Former Thomas Warburton Pty Ltd, 365-367 Little Bourke Street, <a href="#">384-386 Bourke Street</a> , 2-6 and 8-14 Rankins Lane <b>Statement of Significance:</b> Former Thomas Warburton Pty Ltd Statement of Significance (365-367 Little Bourke Street, <a href="#">384-386 Bourke Street</a> , 2-6 and 8-14 Rankins Lane), July 2020	No	No	No	No	No	No	No
HO1053	373-375 Little Bourke Street	Yes	No	No	No	No	No	No
HO1346 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	Former Printcraft House, 428-432 Little Bourke Street, Melbourne <b>Statement of Significance:</b> Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1054	434-436 Little Bourke Street.	Yes	No	No	No	No	No	No
HO1347 <del>Interim control</del> <del>Expiry date:-</del>	Downs House, 441-443 Little Bourke Street, Melbourne <b>Statement of Significance:</b> Downs House Statement of Significance (441-	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?
<del>29/05/2022</del>	443 Little Bourke Street, Melbourne), July 2020							
HO698	<i>Federal Court of Australia, 442-460 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H1476	Yes	No
HO699	<i>493-495 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO700	<i>Rear of 558 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO701	<i>562-566 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1276 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Shop, 37 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Shop Statement of Significance (37 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1277 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Wenley Motor Garage, 39-41 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1348 <del>Interim control</del> <del>Expiry date:-</del>	<i>Former Craig, Williamson Pty Ltd complex, 57-67 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Former Craig, Williamson Pty Ltd complex	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?
<del>29/05/2022</del>	Statement of Significance (57-67 Little Collins Street, Melbourne), July 2020							
HO1055	<i>68-70 Little Collins Street</i>	Yes	No	No	No	No	No	No
<a href="#">HO1349</a>	<a href="#">Former Methodist Church Centre, 130-134 Little Collins Street, Melbourne</a> <b>Statement of Significance:</b> <a href="#">Former Methodist Church Centre Statement of Significance (130-134 Little Collins Street, Melbourne), July 2020</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
HO1255 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>	<i>Former Godfrey's Building, 188-194 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO702	<i>281-283 Little Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO703	<i>Yule House, 309-311 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2233	Yes	No
HO1350 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>Equitable House, 335-349 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), July 2020	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?
HO1210	<i>Benjamin House</i> 358-360 Little Collins Street <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1211	<i>Former Rosenthal &amp; Co premises</i> 362-364 Little Collins Street <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1351 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>Collins Gate, 377-379 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1352 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	<i>Former Law Institute House, 382 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Former Law Institute House Statement of Significance (382 Little Collins Street, Melbourne), July 2020	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?
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
HO1353 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	Cowan House, 457-469 Little Collins Street, Melbourne <b>Statement of Significance:</b> Cowan House Statement of Significance (457-469 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1354 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>	Henty House, 499-503 Little Collins Street, Melbourne <b>Statement of Significance:</b> Henty House Statement of Significance (499-503 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1057	538-542 Little Collins Street	Yes	No	No	No	No	No	No
HO1278 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>	Warehouses, 577-583 Little Collins Street, Melbourne <b>Statement of Significance:</b> Warehouses Statement of Significance (577-583 Little Collins Street, Melbourne), July 2020	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?
HO1279 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Commercial building, 582-584 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO706	<i>585-587 Little Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1355 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Stella Maris Seafarer's Centre, 588-600 Little Collins, Melbourne</i> <b>Statement of Significance:</b> Stella Maris Seafarer's Centre Statement of Significance (588-600 Little Collins, Melbourne), July 2020	No	No	No	No	No	No	No
HO704	<i>430-436 Little Collins Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1280 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Melbourne and Metropolitan Tramways Board Building, 616-622 Little Collins Street, Melbourne</i> <b>Statement of Significance:</b> Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1356 <del>Interim control</del> <del>Expiry date:-</del>	<i>Warehouse, 34-36 Little La Trobe Street, Melbourne</i> <b>Statement of Significance:</b>	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?
<del>29/05/2022</del>	Warehouse Statement of Significance (34-36 Little La Trobe Street, Melbourne), July 2020							
HO1058	25 Little Lonsdale Street	Yes	No	No	No	No	No	No
HO1357 <del>Interim control</del> <del>Expiry date:</del> 29/05/2022	Warehouse, 27-29 Little Lonsdale Street, Melbourne <b>Statement of Significance:</b> Warehouse Statement of Significance (27-29 Little Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO707	Former Oldfellows Hotel 33-39 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2266	Yes	No
HO1296 <del>Interim control</del> <del>Expiry date:</del> 29/05/2024	Residences, 120-122 Little Lonsdale Street, Melbourne <b>Statement of Significance:</b> Residences Statement of Significance (120-122 Little Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO989	Former Leitrim Hotel, 128-130 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2242	Yes	No
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

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?
HO709	<i>Heape Court Warehouse, Rear of 361-365 Little Lonsdale Street, Melbourne</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	-	-	-	-	Yes Ref No H826	Yes	No
HO1061	<i>372-378 Little Lonsdale Street</i>	Yes	No	No	No	No	No	No
HO1281 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>	<i>Shops 470-472 Little Lonsdale Street</i> <b>Statement of Significance:</b> Shops Statement of Significance (470-472 Little Lonsdale Street), July 2020	No	No	No	No	No	No	No
HO1282 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>	<i>Residence, 474 Little Lonsdale Street, Melbourne</i> <b>Statement of Significance:</b> Residence Statement of Significance (474 Little Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1062	<i>523-525 Little Lonsdale Street</i>	Yes	No	No	No	No	No	No
HO1253 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2021</del>	<i>53-57 Lonsdale Street, Melbourne</i> <b>Statement of Significance:</b> 53-57 Lonsdale Street, Melbourne Statement of Significance. July 2020	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?
HO1063	326 Lonsdale Street	Yes	No	No	No	No	No	No
HO1358	Shops and offices, 359-363 Lonsdale Street, Melbourne <b>Statement of Significance:</b> Shops and offices Statement of Significance (359-363 Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
	<del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del>							
HO1212	Former F Lowe & Co store 369-371 Lonsdale Street (rear) <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO716	Former Edward Keep & Co warehouse 377-381 Lonsdale Street, Melbourne <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	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?
HO1359 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former AMP Building, 402-408 Lonsdale Street, Melbourne</i> <b>Statement of Significance:</b> Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1360 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Warehouse, 410-412 Lonsdale Street, Melbourne</i> <b>Statement of Significance:</b> Warehouse Statement of Significance (410-412 Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1254 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Laurens House, 414-416 Lonsdale Street, Melbourne</i> <b>Statement of Significance:</b> Laurens House Statement of Significance (414-416 Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1064	<i>439-445 Lonsdale Street</i>	Yes	No	No	No	No	No	No
HO1361 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Lonsdale Exchange Building, 447-453 Lonsdale Street, Melbourne</i> <b>Statement of Significance:</b> Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO718	<i>Supreme Court Annexe, 455-469 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H1478	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?
HO721	<i>Seabrook House, 573-577 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H68	Yes	No
HO710	<i>Former Black Eagle Hotel 42-44 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H2265	Yes	No
HO711	<i>64-78 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO712	<i>Wesley Church Complex, 118-148 Lonsdale Street &amp; 117-147 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H12	Yes	No
HO713	<i>Former Queen Victoria Hospital Tower &amp; 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 &amp; Shop, 556-558 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H441	Yes	No
<a href="#">HO1362</a>	<a href="#">Former Andrew Jack, Dyson &amp; Co, 594-610 Lonsdale Street, Melbourne</a> <b>Statement of Significance:</b> <a href="#">Former Andrew Jack, Dyson &amp; Co Statement of Significance (594-610 Lonsdale Street, Melbourne), July 2020</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>
HO722	<i>612-622 Lonsdale Street, Melbourne</i>	Yes	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

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?
HO724	<p><i>Central Bonding Warehouses</i> <i>15-19 McKillop Street, Melbourne</i></p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</p>	Yes	No	No	No	No	No	No
HO725	<p><i>Warehouse</i> <i>18-22 McKillop Street, Melbourne</i></p> <p><b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p><b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)</p>	Yes	No	No	No	No	No	No
HO1065	<p><i>14-30 Melbourne Place</i></p>	Yes	No	No	No	No	No	No
HO1363	<p><i>Former Kantay House, 12-18 Meyers Place, Melbourne</i></p> <p><b>Statement of Significance:</b> Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), July 2020</p>	No	No	No	No	No	No	No
	<p><del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del></p>							

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?
HO1364 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>The Waiters Restaurant, 20 Meyers Place, Melbourne</i> <b>Statement of Significance:</b> The Waiters Restaurant Statement of Significance (20 Meyers Place, Melbourne), July 2020	No	No	No	No	No	No	No
HO726	<i>Warehouses, 23-31 Niagara Lane, Melbourne</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	-	-	-	-	Yes Ref No H473	Yes	No
HO942	<i>Warehouses, 18 &amp; 30 Oliver Lane, Melbourne</i>	-	-	-	-	Yes Ref No H1135	Yes	No
HO1257 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2024</del>	<i>Former Melbourne City Council Substation, 10-14 Park Street, Melbourne</i> <b>Statement of Significance:</b> Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO417	<i>Cottages, Royal Freemasons Homes, 313 Punt Road and 31-75 Moubray Street, Melbourne</i>	-	-	-	-	Yes Ref No H2271	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?
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
HO1067	<i>37-41 Queen Street</i>	Yes	No	No	No	No	No	No
HO1365	<i>Former Union House, 43-51 Queen Street, Melbourne</i> <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del> <b>Statement of Significance:</b> Former Union House Statement of Significance (43-51 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1366	<i>Former National Bank of Australasia Stock Exchange Branch, 85-91 Queen Street, Melbourne</i> <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del> <b>Statement of Significance:</b> Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO731	<i>93-95 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	No
HO1367	<i>Former Ajax House, 103-105 Queen Street, Melbourne</i> <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del> <b>Statement of Significance:</b> Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), July 2020	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?
HO1068 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2024</del>	<i>Former Royal Automobile Club of Victoria, 111-129 Queen Street, Melbourne</i> <b>Statement of Significance:</b> Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), July 2020	No	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</i> <i>128-146 Queen Street, Melbourne</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1258 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2024</del>	<i>Victoria Club building, 131-141 Queen Street, Melbourne</i> <b>Statement of Significance:</b> Victoria Club building Statement of Significance (131-141 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1368 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former South British Insurance Company Ltd Building, 155-161 Queen Street, Melbourne</i> <b>Statement of Significance:</b> Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1369 <del>Interim control</del>	<i>Former Sleigh Buildings, 158-172 Queen Street, Melbourne</i> <b>Statement of Significance:</b>	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?
<del>Expiry date:- 29/05/2022</del>	Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), July 2020							
HO1370 <del>Interim control Expiry date:- 29/05/2022</del>	<i>The Former Houston Building, 184-192 Queen Street, Melbourne</i> <b>Statement of Significance:</b> The Former Houston Building Statement of Significance (184-192 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1070	<i>203-205 Queen Street</i>	Yes	No	No	No	No	No	No
HO1371 <del>Interim control Expiry date:- 29/05/2022</del>	<i>Shop, 215 Queen Street, Melbourne</i> <b>Statement of Significance:</b> Shop Statement of Significance (215 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1071	<i>217-219 Queen Street</i>	Yes	No	No	No	No	No	No
HO1372 <del>Interim control Expiry date:- 29/05/2022</del>	<i>Former Law Department's Building, 221-231 Queen Street, Melbourne</i> <b>Statement of Significance:</b> Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1373 <del>Interim control Expiry date:- 29/05/2022</del>	<i>Former State Savings Bank of Victoria, 233-243 Queen Street, Melbourne</i> <b>Statement of Significance:</b> Former State Savings Bank of Victoria Statement of Significance (233-243 Queen Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO732	<i>Titles Office, 247-283 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H1529	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?
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 408-416 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	No
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	<i>Lyceum Club, 2-18 Ridgway Place, Melbourne</i>	No	No	No	No	No	No	No
<del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<b>Statement of Significance:</b> Lyceum Club Statement of Significance (2-18 Ridgway Place, Melbourne), July 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?
HO1259 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Ridgway Terrace, 20 Ridgway Place, Melbourne</i> <b>Statement of Significance:</b> Former Ridgway Terrace Statement of Significance (20 Ridgway Place, Melbourne), July 2020	No	No	No	No	No	No	No
HO944	<i>Eight Hour Monument, Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H2084	No	No
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 &amp; 181-191 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2001	No	No
HO1374 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former Russell Street Automatic Telephone Exchange and Postal Building, 114-120 Russell Street, Melbourne</i> <b>Statement of Significance:</b> Former Russell Street Automatic Telephone Exchange and Postal Building Statement of Significance (114-120 Russell Street, Melbourne), July 2020	No	No	No	No	No	No	No
<a href="#">HO1261</a>	<a href="#">Melbourne Theosophical Society, 124-130 Russell Street, Melbourne</a> <b>Statement of Significance:</b> <a href="#">Melbourne Theosophical Society Statement of Significance (124-130 Russell Street, Melbourne), July 2020</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>

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?
HO1260 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	166 Russell Street, Melbourne <b>Statement of Significance:</b> 166 Russell Street, Melbourne Statement of Significance, July 2020	No	No	No	No	No	No	No
HO736	199-203 Russell Street, Melbourne	Yes	No	No	No	No	No	No
HO1073	288-294 Russell Street	Yes	No	No	No	No	No	No
HO487	Magistrates Court, 325-343 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1010	Yes	No
HO484	City Watch House, 345-355 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1006	Yes	No
HO486	Police Garage, 357-375 Russell Street, Melbourne	-	-	-	-	Yes Ref No H912	Yes	No
HO789	Old Melbourne Goal, 377 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1553	Yes	No
HO485	Emily McPherson College, 379-405 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1646	Yes	No
HO847	32-38 Russell Street, Melbourne	Yes	No	No	No	No	No	No
HO488	Police Headquarters Complex, 336-376 Russell Street, Melbourne	-	-	-	-	Yes Ref No H913	Yes	No
HO1095	Total House, 170-190 Russell Street, Melbourne	-	-	-	-	Yes Ref No H2329	Yes	No
HO848	380 Russell Street, Melbourne	Yes	No	No	No	No	No	No
HO849	394 Russell Street, Melbourne	Yes	No	No	No	No	No	No

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?
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 &amp; High Street, Melbourne</i>	-	-	-	-	Yes Ref No H2359 & Ref No H1868 & part Ref No H1447 & part Ref No H2378	Yes	-
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 &amp; 355 St Kilda Road, 93-151 Domain St, 2-124 Bromby St &amp; 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

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?
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 &amp; 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
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 <del>Interim control</del> <del>Expiry date:</del> <del>29/05/2022</del> <del>applies to</del> <del>602-606 and</del> <del>Part 620-648</del> <del>Little Bourke</del> <del>Street only</del>	<i>Former Melbourne City Council Power Station, 617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne</i>  <b>Statement of Significance:</b> Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1235	<i>Shell House, 1 Spring Street, Melbourne</i>	-	-	-	-	Yes Ref No H2365	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?
HO738	<i>The Former Campbell Residence, 53-65 Spring Street &amp; 1-9 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H1945	Yes	No
HO1262 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<b>Statement of Significance:</b> <i>Treasury Gate, 93-101 Spring Street, Melbourne</i> Treasury Gate Statement of Significance (93-101 Spring Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO739	<i>Hotel Windsor, 103-137 Spring Street &amp; 1-17 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H764	Yes	No
HO175	<i>Parliament House, (including grounds, works &amp; fences), 110-160 Spring Street &amp; 1-11 Gisborne Street, Melbourne</i>	-	-	-	-	Yes Ref No H1722	Yes	No
HO740	<i>Princess Theatre, 163-181 Spring Street &amp; 1-17 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H93	Yes	No
HO1263 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<b>Statement of Significance:</b> <i>Park Tower, 199-207 Spring Street, Melbourne</i> Park Tower Statement of Significance (199-207 Spring Street, Melbourne), July 2020	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 &amp; 2-40 Victoria Parade, Melbourne</i>	-	-	-	-	Yes Ref No H870	Yes	No
HO911	<i>Tramway Signal Cabin, Waiting Shelter &amp; Conveniences, Swanston Street &amp; Victoria Street, Melbourne</i>	-	-	-	-	Yes Ref No H1686	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?
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
HO1375 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Former State Savings Bank of Victoria, 45-63 Swanston Street, Melbourne</i> <b>Statement of Significance:</b> Former State Savings Bank of Victoria Statement of Significance (45-63 Swanston Street, Melbourne), July 2020	No	No	No	No	No	No	No
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	<i>135-137 Swanston Street</i>	Yes	No	No	No	No	No	No
HO1294 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Sanders and Levy Building, 149-153 Swanston Street, Melbourne</i> <b>Statement of Significance:</b> Sanders and Levy Building Statement of Significance (149-153 Swanston Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1295 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Bank of Australasia, 152-156 Swanston Street, Melbourne</i> <b>Statement of Significance:</b> Former Bank of Australasia Statement of Significance (152-156 Swanston Street,	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?
	Melbourne), July 2020							
HO1080	163-165 Swanston Street	Yes	No	No	No	No	No	No
HO1291	Shop and residence, 215-217 Swanston Street, Melbourne <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del> <b>Statement of Significance:</b> Shop and residence Statement of Significance (215-217 Swanston Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO749	Former ANZ Bank, 219-225 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H390	Yes	No
HO750	226-238 Swanston Street, Melbourne	Yes	No	No	No	No	No	No
HO751	State Library of Victoria, 304-328 Swanston Street and 179-181 LaTrobe Street, Melbourne	-	-	-	-	Yes Ref No H1497	Yes	No
HO1081	309-325 Swanston Street	Yes	No	No	No	No	No	No
HO752	Church of Christ, 327-333 Swanston Street & 178-190 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H455	Yes	No
HO1376	Former Manchester Unity Oddfellows Building, 335-347 Swanston Street, Melbourne <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del> <b>Statement of Significance:</b> Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO482	Storey Hall, 344-346 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H1498	Yes	No
HO1082	401-403 Swanston Street	Yes	No	No	No	No	No	No
HO1083	407-409 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?
HO1084	411-423 Swanston Street	Yes	No	No	No	No	No	No
HO493	City Baths, 420-438 Swanston St, 39-41 Victoria St & 2-6 Franklin St, Melbourne	-	-	-	-	Yes Ref No H466	Yes	No
HO1085	427-433 Swanston Street	Yes	No	No	No	No	No	No
HO1249	Former Melbourne City Council substation, 11-27 Tavistock Place, Melbourne <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	No	No	No	No	No	No	No
	<b>Statement of Significance:</b> Former Melbourne City Council substation Statement of Significance (11-27 Tavistock Place, Melbourne), July 2020							
HO790	Princes Bridge over Yarra River, Swanston Street and St Kilda Road, Melbourne	-	-	-	-	Yes Ref No H1447 & part Ref No H1500 & part Ref No H2304 & part Ref No H2359	Yes	No
HO494	Royal Society of Victoria, 1-9 Victoria St & 2-8 LaTrobe St, Melbourne	-	-	-	-	Yes Ref No H373	Yes	No
HO495	Horticultural Hall, 31-33 Victoria St, Melbourne	-	-	-	-	Yes Ref No H520	Yes	No
HO951	Royal Melbourne Regiment Drill Hall, 49-53 Victoria St, Melbourne	-	-	-	-	Yes Ref No H285	Yes	No
HO753	77-89 William Street & 460-462 Collins Street, Melbourne	Yes	No	No	No	No	No	No
HO1086	22-32 William Street	Yes	No	No	No	No	No	No

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?
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 &amp; 475-485 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H105	Yes	No
HO1180 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Former Dillingham Estates House, 114 – 128 William Street, Melbourne</i> <b>Statement of Significance:</b> Former Dillingham Estates House Statement of Significance (114 – 128 William Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO767	<i>Former BHP House, 130-148 William Street &amp; 503-523 Bourke Street, Melbourne</i>		-	-	-	Yes Ref No H1699	Yes	No
HO1377 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Office building, 178-188 William Street, Melbourne</i> <b>Statement of Significance:</b> Office building Statement of Significance (178-188 William Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO757	<i>Law Courts &amp; 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
HO1088	<i>261 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?
HO1231 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2021</del>	<i>Metropolitan Hotel</i> 263-267 William Street, Melbourne <b>Statement of Significance:</b> Metropolitan Hotel Statement of Significance, (263-267 William Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO1378 <del>Interim control</del> <del>Expiry date:-</del> <del>29/05/2022</del>	<i>Nubrik House, 269-275 William Street, Melbourne</i> <b>Statement of Significance:</b> Nubrik House Statement of Significance (269-275 William Street, Melbourne), July 2020	No	No	No	No	No	No	No
HO758	<i>Former Royal Mint, 280-318 William Street &amp; 391-429 LaTrobe Street &amp; 388-426 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H770	Yes	No
HO1161	<i>Former Dominion Can Company Building</i> 386-412 William Street, Melbourne	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

27/11/2020.../.../...  
C387melb Proposed C387melb

Name of document	Introduced by:
53-57 Lonsdale Street, Melbourne Statement of Significance, July 2020	<del>C386melb</del> <a href="#">C387melb</a>
150 Lonsdale Street, Melbourne - Australian Federal Police, Melbourne State Office, May 2020	C375melb
166 Russell Street, Melbourne Statement of Significance, July 2020	<del>C386melb</del> <a href="#">C387melb</a>
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 (Amended August 2020)	C386
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Apartment building Statement of Significance (13-15 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
<del>Former</del> Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
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
Coates Building Statement of Significance (18-22 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Commercial building Statement of Significance (480 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>

Name of document	Introduced by:
Cowan House Statement of Significance (457-469 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Downs House Statement of Significance (441-443 Little Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Drewery Lane Precinct Statement of Significance, July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Dynon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Flinders Lane East Precinct Statement of Significance, July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
<a href="#">Former Andrew Jack, Dyson &amp; Co Statement of Significance (594-610 Lonsdale Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Bank of Australasia Statement of Significance (152-156 Swanston Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>

Name of document	Introduced by:
Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
<a href="#">Former Cassells Tailors Pty Ltd Statement of Significance (341-345 Elizabeth Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Craig, Williamson Pty Ltd complex Statement of Significance (57-67 Little Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Dillingham Estates House Statement of Significance (114-128 William Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Factory Statement of Significance (203-207 King Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Hosie's Hotel Statement of Significance (1-5 Elizabeth Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
<a href="#">Former John Danks &amp; Son Statement of Significance (Part 393-403 Bourke Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Law Institute House (382 Little Collins Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>
Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), July 2020	<a href="#">C386melb</a> <a href="#">C387melb</a>

Name of document	Introduced by:
Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Melbourne City Council Substation Statement of Significance (23-25 George Parade, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Melbourne City Council substation Statement of Significance (11-27 Tavistock Place, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
<a href="#">Former Methodist Church Centre Statement of Significance (130-134 Little Collins Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Former MLC Building Statement of Significance (303-317 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Morris House Statement of Significance (114-122 Exhibition Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Palmer's Emporium Statement of Significance (220 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Patersons Pty Ltd Statement of Significance (Part 152-158 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
<a href="#">Former Paramount House Statement of Significance (256-260 King Street), July 2020</a>	<a href="#">C387melb</a>
Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
<a href="#">Former Reserve Bank of Australia Statement of Significance (56-64 Collins Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Former Ridgway Terrace Statement of Significance (20 Ridgway Place, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>

Name of document	Introduced by:
Former Rockman's Showrooms Pty Ltd Statement of Significance (188 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Russell Street Automatic Telephone Exchange and Postal Building Statement of Significance (114-120 Russell Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former State Savings Bank of Victoria Statement of Significance (258-264 Little Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former State Savings Bank of Victoria Statement of Significance (233-243 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former State Savings Bank of Victoria Statement of Significance (45-63 Swanston Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Sunday School Union of Victoria Statement of Significance (100-102 Flinders Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Thomas Warburton Pty Ltd Statement of Significance (365-367 Little Bourke Street, <a href="#">384-386 Bourke Street</a> , 2-6 and 8-14 Rankins Lane), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Union House Statement of Significance (43-51 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne), <del>July 2020</del> <a href="#">May 2021</a>	<del>C386melb</del> <a href="#">C387melb</a>
Former Victoria Brewery site, East Melbourne – 'Tribeca' Redevelopment October 2003	C86
Former Victorian Amateur Turf Club Statement of Significance (482-484 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Grange Lynne Pty Ltd Statement of Significance (183-189 A'Beckett Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
<a href="#">Great Western Hotel Statement of Significance (204-208 King Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended July 2020)	<del>C386melb</del> <a href="#">C387melb</a>
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended July 2020)	<del>C387melb</del> <a href="#">C387melb</a>
Hamer Hall Redevelopment July 2010	C166
Henty House Statement of Significance (499-503 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Heritage Places Inventory February 2020 Part A (Amended <del>July 2020</del> <a href="#">May 2021</a> )	<del>C386melb</del> <a href="#">C387melb</a>
Heritage Places Inventory February 2020 Part B	C258



Name of document	Introduced by:
Heritage Precincts Statement of Significance February 2020 ( <a href="#">Amended July 2020</a> )	<del>C258melb</del> <a href="#">C387melb</a>
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134
Hoyts Mid City Cinemas Statement of Significance (194-200 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
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
Laurens House Statement of Significance (414-416 Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Little Lonsdale Street Precinct Statement of Significance, <b>July 2020</b> <del>May 2021</del>	<del>C386melb</del> <a href="#">C387melb</a>
Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Lyceum Club Statement of Significance (2-18 Ridgway Place, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
Melbourne Aquarium Signs, July 2001	C11
Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, February 2020	C258
Melbourne Central redevelopment, March 2002 (Amended October 2019)	C344melb
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
<a href="#">Melbourne House Statement of Significance (354-360 Little Bourke Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
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
<a href="#">Melbourne Theosophical Society Statement of Significance (124-130 Russell Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Metro Tunnel: Over Site Development – CBD North Incorporated Document, October 2017	C315

Name of document	Introduced by:
Metro Tunnel: Over Site Development – CBD South Incorporated Document, October 2017	C316
Metropolitan Hotel Statement of Significance (263-267 William Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
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, 2020	C372melb
North West Corner of Mark and Melrose Street, North Melbourne	C134
Nubrik House Statement of Significance (269-275 William Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Office building Statement of Significance (589-603 Bourke Street), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Office building Statement of Significance (178-188 William Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Office building Statement of Significance (516-520 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Offices Statement of Significance (422-424 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
Park Tower Statement of Significance (199-207 Spring Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
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
Residences Statement of Significance (120-122 Little Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Residence Statement of Significance (474 Little Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Rialto South Tower Communications Facility Melbourne, November 2002	C57
Royal Insurance Group building Statement of Significance (430-442 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Royal Mail House Statement of Significance (253-267 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Sanders and Levy Building Statement of Significance (149-153 Swanston Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Scots Church Site Redevelopment, Melbourne, May 2013	C202
Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shop and residence Statement of Significance (215-217 Swanston Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shop, café and office Statement of Significance (7-9 Elizabeth Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>

Name of document	Introduced by:
Shops and dwellings Statement of Significance (201-207 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shops and dwellings Statement of Significance (209-215 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shops and offices Statement of Significance (359-363 Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shops, residence and former bank Statement of Significance (146-150 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shops Statement of Significance (173-175 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shops Statement of Significance (470-472 Little Lonsdale Street), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shop Statement of Significance (171 Bourke Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shop Statement of Significance (37 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Shop Statement of Significance (215 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
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
Stella Maris Seafarer's Centre Statement of Significance (588-600 Little Collins, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Swanston Street North Precinct Statement of Significance, July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Swanston Street South Precinct Statement of Significance, July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Swiss Club of Victoria Statement of Significance (87-89 Flinders Lane, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
The Former Houston Building Statement of Significance (184-192 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
The Waiters Restaurant Statement of Significance (20 Meyers Place, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Treasury Gate Statement of Significance (93-101 Spring Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Turnverein Hall Statement of Significance (30-34 La Trobe Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>

Name of document	Introduced by:
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Victoria Club building Statement of Significance (131-141 Queen Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
Visy Park Signage, 2012	C172
Wales Corner Statement of Significance (221-231 Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (1-5 Coverlid Place, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (11-15 Duckboard Place, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (353 Exhibition Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (11A Highlander Lane, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (26-32 King Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (171-173 King Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (34-36 Little La Trobe Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (27-29 Little Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouse Statement of Significance (410-412 Lonsdale Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
Warehouses Statement of Significance (577-583 Little Collins Street, Melbourne), July 2020	<del>C386melb</del> <a href="#">C387melb</a>
West Gate Tunnel Project Incorporated Document, December 2017	GC93
West Melbourne Heritage Review 2016: Statement of Significance February 2020	C258
<a href="#">Willis' Buildings Statement of Significance (490 Flinders Street, Melbourne), July 2020</a>	<a href="#">C387melb</a>
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6

West  
Melbourne

Melbourne



LEGEND

- HO - Heritage Overlay
- Local Government Area

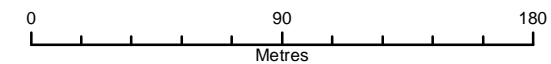
PROPOSED REVISIONS POST EXHIBITION changes are shown as track changes highlighted yellow

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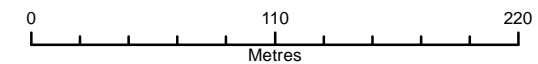


**LEGEND**  
 HO - Heritage Overlay  
 Local Government Area

**PROPOSED REVISIONS POST EXHIBITION change is to delete HO1307 from map sheet**

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# Melbourne Planning Scheme

## Incorporated Document

Heritage Places Inventory February 2020 Part A ([Amended](#)  
[July 2020](#)[May 2021](#))

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

## INTRODUCTION

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme which are categorised as 'significant' or 'contributory' are listed in this document. This document also indicates whether they are located in a significant streetscape.

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme are 'non-contributory' if they are not:

- Categorised as 'significant' or 'contributory' in this document or another incorporated heritage document to the Melbourne Planning Scheme, or
- Graded in the *Heritage Places Inventory 2020 Part B* or another incorporated heritage document to the Melbourne Planning Scheme, or
- Contained in the *Central City Heritage Study Review 1993*.

The property listings are divided into the following geographical areas:

- Carlton;
- East Melbourne and Jolimont;
- Flemington and Kensington;
- Melbourne;
- North and West Melbourne;
- Parkville;
- South Melbourne, Southbank, Docklands & Port Melbourne; and
- South Yarra.

Within each area individual properties are listed alphabetically by street name and numerically.

In addition to this document, further information regarding each of these heritage buildings is recorded on the relevant "Building Identification Form". These Building Identification Forms are available for inspection at Council's Development Planning Department.

The policies applied by Council when considering relevant permit applications are dependent on the particular building category and whether it is in a significant streetscape. These policies are the "Heritage Places In the Capital City Zone" local policy at Clause 22.04 and the "Heritage Places Outside The Capital City Zone" local policy at Clause 22.05 of the Melbourne Planning Scheme.

The building category and significant streetscape definitions are provided on the following page.



## DEFINITIONS

The definitions used for each of the heritage place categories are as follows:

‘Significant’ heritage place:

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

‘Contributory’ heritage place:

A ‘contributory’ heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A ‘contributory’ heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct.

‘Contributory’ places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.

‘Non-contributory’ (-) place:

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

The definition used for a ‘significant streetscape’ is as follows:

‘Significant streetscapes’ are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.

## MELBOURNE

MELBOURNE			
Street	Number	Building Category	Significant Streetscape
A'Beckett Street	61-69	Significant	-
A'Beckett Street	71-73	Significant	-
A'Beckett Street	111-125	Significant	-
<a href="#">A'Beckett Street</a>	<a href="#">183-189</a>	<a href="#">Significant</a>	-
A'Beckett Street	217-219	Significant	-
A'Beckett Street	239	Significant	-
Alexandra Avenue	Sidney Myer Music Bowl	Significant	-
Alexandra Avenue	Aboriginal Burial Site Kings Domain	Significant	-
Bank Place	4	Significant	-
Bank Place	12-16	Significant	-
Bank Place	18-20	Significant	-
Bank Place	5-9	Significant	-
Bank Place	11	Significant	-
Batman Avenue	1-9	Significant	-
Batman Avenue	Yarra Bank (Speakers Corner)	Significant	-
<a href="#">Bennetts Lane</a>	<a href="#">11-21</a>	<a href="#">Contributory</a>	-
<a href="#">Bennetts Lane</a>	<a href="#">23</a>	<a href="#">Contributory</a>	-
Birdwood Avenue	Royal Botanic Gardens	Significant	Significant
Birdwood Avenue	Former Observatory Site	Significant	-
Block Place	28-32	Contributory	-
Boathouse Drive	Melbourne University Boat Club Shed	Significant	-
Bourke Street	2-8	Significant	-
Bourke Street	10	Contributory	-
Bourke Street	12	Contributory	-
Bourke Street	18	Contributory	-
Bourke Street	20-30	Contributory	-
Bourke Street	32-38	Significant	-
Bourke Street	54-62	Significant	-
Bourke Street	66	Significant	-
Bourke Street	68	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Bourke Street	70	Significant	-
Bourke Street	78-84	Significant	-
Bourke Street	88-90	Significant	-
Bourke Street	94-96	Significant	-
Bourke Street	98	Significant	-
Bourke Street	100-116	Significant	-
Bourke Street	118-122	Contributory	-
Bourke Street	134-144	Significant	-
<a href="#">Bourke Street</a>	<a href="#">146-150</a>	<a href="#">Significant</a>	<a href="#">-</a>
Bourke Street	152-158	Significant	-
Bourke Street	160-162	Significant	-
Bourke Street	164-166	Significant	-
Bourke Street	168-174	Significant	-
Bourke Street	180-182	Significant	-
<a href="#">Bourke Street</a>	<a href="#">188</a>	<a href="#">Significant</a>	<a href="#">-</a>
Bourke Street	190-192	Significant	-
Bourke Street	194-200	Significant	-
<a href="#">Bourke Street</a>	<a href="#">202-204</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Bourke Street</a>	<a href="#">220</a>	<a href="#">Significant</a>	<a href="#">-</a>
Bourke Street	222-244, includes:		
	<ul style="list-style-type: none"> <li>• 209-225 Little Bourke Street</li> </ul>	Contributory	-
Bourke Street	246-260	Contributory	-
Bourke Street	280-282	Significant	-
Bourke Street	284-292	Significant	-
Bourke Street	294-312	Significant	-
Bourke Street	314-336	Significant	-
Bourke Street	338-352	Significant	-
<a href="#">Bourke Street</a>	<a href="#">376-378</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Bourke Street</a>	<a href="#">384-386</a>	<a href="#">Significant</a>	<a href="#">-</a>
Bourke Street	418-420	Significant	-
<a href="#">Bourke Street</a>	<a href="#">422-424</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Bourke Street</a>	<a href="#">Part 468-470</a>	<a href="#">Significant</a>	<a href="#">-</a>
Bourke Street	472	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
<a href="#">Bourke Street</a>	<a href="#">480</a>	<a href="#">Significant</a>	-
<a href="#">Bourke Street</a>	<a href="#">482-484</a>	<a href="#">Significant</a>	-
Bourke Street	516-526	Significant	-
Bourke Street	636-638	Significant	-
Bourke Street	640-668	Significant	-
Bourke Street	672-696	Significant	-
Bourke Street	1-17	Significant	-
Bourke Street	23-29	Significant	-
Bourke Street	31-33	Contributory	-
Bourke Street	35-37	Significant	-
Bourke Street	51	Significant	-
Bourke Street	53	Significant	-
Bourke Street	65-71	Significant	-
Bourke Street	79-85	Contributory	-
<a href="#">Bourke Street</a>	<a href="#">151-163</a>	<a href="#">Significant</a>	-
<a href="#">Bourke Street</a>	<a href="#">171</a>	<a href="#">Significant</a>	-
<a href="#">Bourke Street</a>	<a href="#">173-175</a>	<a href="#">Significant</a>	-
Bourke Street	179-183	Significant	-
Bourke Street	193-199	Significant	-
<a href="#">Bourke Street</a>	<a href="#">201-207</a>	<a href="#">Significant</a>	-
<a href="#">Bourke Street</a>	<a href="#">209-215</a>	<a href="#">Significant</a>	-
Bourke Street	219-225	Significant	-
<a href="#">Bourke Street</a>	<a href="#">253-267</a>	<a href="#">Significant</a>	-
Bourke Street	271-281	Significant	-
Bourke Street	299-307	Significant	-
Bourke Street	309-325, 'The Walk' complex, includes:		
	• 313-317 Bourke Street (former Diamond House)	Significant	-
	• 323-325 Bourke Street (former Public Bootery)	Significant	-
	• 288-290 Little Collins Street (former Book Buildings)	Contributory	-
	• 292-296 Little Collins Street (former York House)	Contributory	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
	<ul style="list-style-type: none"> <li>300-302 Little Collins Street (Allans Building, also Sonora House)</li> </ul>	Contributory	-
Bourke Street	327-329	Significant	-
Bourke Street	331-339	Significant	-
Bourke Street	349-357	Significant	-
<a href="#">Bourke Street</a>	<a href="#">Part 393-403</a>	<a href="#">Significant</a>	-
Bourke Street	415-419	Significant	-
Bourke Street	421	Significant	-
<a href="#">Bourke Street</a>	<a href="#">457-471</a>	<a href="#">Significant</a>	-
Bourke Street	473	Significant	-
Bourke Street	503-523	Significant	-
<a href="#">Bourke Street</a>	<a href="#">527-555</a>	<a href="#">Significant</a>	-
Bourke Street	561-563	Significant	-
<a href="#">Bourke Street</a>	<a href="#">589-603</a>	<a href="#">Significant</a>	-
Bourke Street	621-633	Significant	-
Bourke Street	635-653	Significant	-
Bourke Street	655-667, includes:		
	<ul style="list-style-type: none"> <li>655 Bourke Street</li> </ul>	Significant	-
Bourke Street	669-675	Significant	-
Bowen Street	Building - 4 RMIT	Significant	-
Bowen Street	Buildings - 2, 3, 5, 6 & 7 RMIT	Significant	-
Carson Place	1-7	Contributory	-
Casselden Place	16-18	Significant	-
Casselden Place	15-17	Significant	-
Casselden Place	House 17	Significant	-
Celestial Avenue	12-14	Contributory	-
Celestial Avenue	16	Significant	-
Celestial Avenue	18	Significant	-
Cohen Place	Museum of Chinese/ Australian History	Significant	-
Collins Street	2	Significant	-
Collins Street	4-6	Significant	-
Collins Street	8	Significant	-
Collins Street	12	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Collins Street	14-16	Significant	-
Collins Street	18-22	Significant	-
Collins Street	36-50	Significant	-
Collins Street	52-54	Significant	-
Collins Street	56-64	ContributorySignificant t	-
Collins Street	68-72	Significant	-
Collins Street	74	Significant	-
Collins Street	90-98	Significant	-
Collins Street	100-104	Significant	-
Collins Street	110-118	Significant	-
Collins Street	122-136	Significant	-
Collins Street	140-154	Significant	-
Collins Street	156-160	Significant	-
Collins Street	162-168	Significant	-
Collins Street	170-174	Significant	-
Collins Street	176-180	Significant	-
Collins Street	182	Significant	-
Collins Street	184-192	Significant	-
Collins Street	220-226	Significant	-
Collins Street	228-232	Contributory	-
Collins Street	250-252	Significant	-
Collins Street	256	Contributory	-
Collins Street	276-278	Significant	-
Collins Street	280-292	Significant	-
Collins Street	288-304	Significant	-
Collins Street	294-296	Significant	-
Collins Street	298-304	Significant	-
<a href="#">Collins Street</a>	<a href="#">308-336</a>	<a href="#">Significant</a>	-
Collins Street	338	Significant	-
Collins Street	340-342	Significant	-
<a href="#">Collins Street</a>	<a href="#">344-350</a>	<a href="#">Significant</a>	-
Collins Street	376-390	Significant	-
Collins Street	394-398	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Collins Street	400-402	Significant	-
<a href="#">Collins Street</a>	<a href="#">404-406</a>	<a href="#">Significant</a>	-
Collins Street	412-414	Significant	-
Collins Street	422-428	Significant	-
<a href="#">Collins Street</a>	<a href="#">430-442</a>	<a href="#">Significant</a>	-
<a href="#">Collins Street</a>	<a href="#">454-456</a>	<a href="#">Significant</a>	-
Collins Street	460-462	Significant	-
Collins Street	464-466	Significant	-
<a href="#">Collins Street</a>	<a href="#">468-478</a>	<a href="#">Significant</a>	-
<a href="#">Collins Street</a>	<a href="#">516-520</a>	<a href="#">Significant</a>	-
Collins Street	538-544	Significant	-
Collins Street	546-566	Significant	-
Collins Street	1-9	Significant	-
Collins Street	5-9	Significant	-
Collins Street	9-13	Significant	-
<a href="#">Collins Street</a>	<a href="#">13-15</a>	<a href="#">Significant</a>	-
Collins Street	69-73	Significant	-
Collins Street	71-87	Significant	-
Collins Street	75-81	Significant	-
Collins Street	83-87	Significant	-
Collins Street	89-105	Significant	-
Collins Street	107	Significant	-
Collins Street	115-119	Significant	-
Collins Street	133-139	Significant	-
Collins Street	141-153	Significant	-
Collins Street	161	Significant	-
Collins Street	167-173	Significant	-
Collins Street	175-177	Significant	-
Collins Street	179	Contributory	-
Collins Street	181-187	Significant	-
Collins Street	191-197	Significant	-
Collins Street	221-231	<del>Contributory</del> <a href="#">Significant</a>	-
Collins Street	233-239	Contributory	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Collins Street	241-245	Significant	-
Collins Street	247-249	Significant	-
<a href="#">Collins Street</a>	<a href="#">251-257</a>	<a href="#">Significant</a>	=
Collins Street	259-263	Significant	-
Collins Street	265-269	Contributory <a href="#">Significant</a>	-
Collins Street	271-285	Significant	-
Collins Street	287-301	Significant	-
<a href="#">Collins Street</a>	<a href="#">303-317</a>	<a href="#">Significant</a>	=
Collins Street	327-343	Significant	-
Collins Street	345-349	Significant	-
<a href="#">Collins Street</a>	<a href="#">359-373</a>	<a href="#">Significant</a>	=
<a href="#">Collins Street</a>	<a href="#">375-383</a>	<a href="#">Significant</a>	=
Collins Street	389-399	Significant	-
Collins Street	401-403	Significant	-
Collins Street	405-407	Significant	-
Collins Street	409-413	Significant	-
Collins Street	415-417	Contributory	-
Collins Street	419-429	Significant	-
Collins Street	471-477	Significant	-
Collins Street	479-481	Significant	-
Collins Street	483-485	Significant	-
Collins Street	487-495	Significant	-
Collins Street	497-503	Significant	-
Collins Street	615-623	Significant	-
Commercial Road	55	Significant	-
<a href="#">Coverlid Place</a>	<a href="#">1-5</a>	<a href="#">Significant</a>	=
Corrs Lane	12-14	Contributory	-
Corrs Lane	16-20	Contributory	-
Corrs Lane	28	Contributory	-
Domain Road	2-42	Significant	-
Drewery Lane	5-7	Significant	-
<a href="#">Drewery Place</a>	<a href="#">2-20</a>	<a href="#">Significant</a>	=
<a href="#">Drewery Place</a>	<a href="#">22</a>	<a href="#">Significant</a>	=



<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
<a href="#">Duckboard Place</a>	<a href="#">11-15</a>	<a href="#">Significant</a>	-
Elizabeth Street	28-32	Significant	-
Elizabeth Street	84-86	Significant	-
Elizabeth Street	88	Significant	-
Elizabeth Street	90	Contributory	-
Elizabeth Street	92-94	Significant	-
Elizabeth Street	96-102	Significant	-
Elizabeth Street	104-110	Contributory	-
Elizabeth Street	112-118	Significant	-
Elizabeth Street	136-140	Significant	-
Elizabeth Street	142-146	Significant	-
Elizabeth Street	148-150	Significant	-
Elizabeth Street	Underground Public Toilets	Significant	-
Elizabeth Street	188-218	Significant	-
Elizabeth Street	380	Significant	-
Elizabeth Street	384	Significant	-
Elizabeth Street	518	Significant	-
Elizabeth Street	566	Contributory	-
Elizabeth Street	568-570	Contributory	-
Elizabeth Street	582-588 (rear)	Contributory	-
Elizabeth Street	590-592	Contributory	-
Elizabeth Street	594-598	Significant	-
Elizabeth Street	614-616	Significant	-
Elizabeth Street	618-630, includes:		
	<ul style="list-style-type: none"> <li>618-630 Elizabeth Street (rear)</li> </ul>	Significant	-
Elizabeth Street	632	Contributory	-
Elizabeth Street	642-644	Contributory	-
Elizabeth Street	648	Contributory	-
Elizabeth Street	654	Contributory	-
Elizabeth Street	696-708	Significant	-
Elizabeth Street	Underground Public Toilets (cmn with Victoria Street)	Significant	-
Elizabeth Street	Drinking Fountain, Victoria Square	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Elizabeth Street	1-5	Significant	-
<a href="#">Elizabeth Street</a>	<a href="#">7-9</a>	<a href="#">Significant</a>	-
<a href="#">Elizabeth Street</a>	<a href="#">17-19</a>	<a href="#">Significant</a>	-
Elizabeth Street	21-23	Significant	-
<a href="#">Elizabeth Street</a>	<a href="#">25</a>	<a href="#">Significant</a>	-
Elizabeth Street	55-57	Significant	-
Elizabeth Street	59-65	Significant	-
Elizabeth Street	97-103	Significant	-
Elizabeth Street	105	Contributory	-
Elizabeth Street	107-113	Significant	-
Elizabeth Street	115-117	Significant	-
Elizabeth Street	195	Significant	-
Elizabeth Street	215	Significant	-
Elizabeth Street	217	Significant	-
Elizabeth Street	245-247	Contributory	-
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	283-285	Contributory	-
Elizabeth Street	299	Significant	-
Elizabeth Street	303-305	Significant	-
<a href="#">Elizabeth Street</a>	<a href="#">341-345</a>	<a href="#">Significant</a>	-
Elizabeth Street	351-357	Significant	-
Elizabeth Street	507-523	Significant	Significant
Elizabeth Street	525	Significant	Significant
Elizabeth Street	551-571 (middle and northern part)	Contributory	-
Elizabeth Street	575-577 (rear)	Contributory	-
Elizabeth Street	587	Contributory	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Elizabeth Street	611-669, includes:		
	• 611-633 Elizabeth Street	Significant	-
Elizabeth Street	675-681 (rear)	Contributory	-
<a href="#">Evans Lane</a>	<a href="#">1-3</a>	<a href="#">Contributory</a>	-
Exhibition Street	2-8	Significant	-
Exhibition Street	30-40	Significant	-
Exhibition Street	104-110	Significant	-
<a href="#">Exhibition Street</a>	<a href="#">114-122</a>	<a href="#">Significant</a>	-
<a href="#">Exhibition Street</a>	<a href="#">136-144</a>	<a href="#">Significant</a>	-
Exhibition Street	162	Significant	-
<a href="#">Exhibition Street</a>	<a href="#">174-192</a>	<a href="#">Significant</a>	-
Exhibition Street	228-240	Significant	-
Exhibition Street	266-272	Significant	-
Exhibition Street	280-282	Significant	-
Exhibition Street	53-55	Significant	-
Exhibition Street	189-195	Significant	-
Exhibition Street	199-227	Significant	-
Exhibition Street	229	Contributory	-
Exhibition Street	231-233	Contributory	-
Exhibition Street	235	Contributory	-
Exhibition Street	275-285	Significant	-
<a href="#">Exhibition Street</a>	<a href="#">287-293</a>	<a href="#">Significant</a>	-
<a href="#">Exhibition Street</a>	<a href="#">295-301</a>	<a href="#">Contributory</a>	-
<a href="#">Exhibition Street</a>	<a href="#">303</a>	<a href="#">Contributory (Evans Lane frontage)</a>	-
<a href="#">Exhibition Street</a>	<a href="#">305-307</a>	<a href="#">Contributory (Evans Lane frontage)</a>	-
Exhibition Street	309	Significant	-
<a href="#">Exhibition Street</a>	<a href="#">353</a>	<a href="#">Significant</a>	-
Exhibition Street	355-359	Significant	-
Flinders Lane	172-180	Significant	-
Flinders Lane	186-200	Significant	-
Flinders Lane	226-232	Contributory	-
Flinders Lane	234-236	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Flinders Lane	238-244	Significant	-
Flinders Lane	252-254	Significant	-
Flinders Lane	258-260	Significant	-
Flinders Lane	302-308	Significant	-
Flinders Lane	310	Contributory	-
<a href="#">Flinders Lane</a>	<a href="#">376-382</a>	<a href="#">Significant</a>	=
<a href="#">Flinders Lane</a>	<a href="#">384-386</a>	<a href="#">Significant</a>	=
Flinders Lane	21-25	Significant	-
<a href="#">Flinders Lane</a>	<a href="#">31-35</a>	<a href="#">Contributory</a>	=
<a href="#">Flinders Lane</a>	<a href="#">37-45</a>	<a href="#">Contributory</a>	=
<a href="#">Flinders Lane</a>	<a href="#">57-59</a>	<a href="#">Contributory</a>	=
Flinders Lane	61-73	Significant	-
<a href="#">Flinders Lane</a>	<a href="#">75-77</a>	<a href="#">Significant</a>	=
<a href="#">Flinders Lane</a>	<a href="#">87-89</a>	<a href="#">Significant</a>	=
<a href="#">Flinders Lane</a>	<a href="#">91-93</a>	<a href="#">Contributory</a>	=
<a href="#">Flinders Lane</a>	<a href="#">95-101</a>	<a href="#">Contributory</a>	=
<a href="#">Flinders Lane</a>	<a href="#">103-105</a>	<a href="#">Contributory</a>	=
<a href="#">Flinders Lane</a>	<a href="#">107-109</a>	<a href="#">Contributory</a>	=
<a href="#">Flinders Lane</a>	<a href="#">121-123</a>	<a href="#">Contributory</a>	=
Flinders Lane	125-127	Significant	-
Flinders Lane	129-131	Significant	-
<a href="#">Flinders Lane</a>	<a href="#">133-135</a>	<a href="#">Contributory</a>	=
<a href="#">Flinders Lane</a>	<a href="#">137-139</a>	<a href="#">Significant</a>	=
Flinders Lane	141-143	Significant	-
<a href="#">Flinders Lane</a>	<a href="#">145-149</a>	<a href="#">Significant</a>	=
Flinders Lane	161-163	Contributory	-
Flinders Lane	165	Significant	-
Flinders Lane	167-173	Significant	-
Flinders Lane	175-177	Contributory	-
Flinders Lane	179-181	Significant	-
Flinders Lane	183-185	Significant	-
Flinders Lane	187	Significant	-
Flinders Lane	197-205	Significant	-
Flinders Lane	237-239	Contributory	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Flinders Lane	241-243	Contributory	-
Flinders Lane	247-251	Significant	-
Flinders Lane	253-265	Significant	-
Flinders Lane	267-275	Significant	-
Flinders Lane	277-279	Significant	-
Flinders Lane	281-291	Significant	-
Flinders Lane	301-311	Contributory	-
Flinders Lane	313-315	Contributory	-
Flinders Lane	317-323	Contributory	-
Flinders Lane	325-331	Significant	-
Flinders Lane	333	Significant	-
Flinders Lane	335-339	Contributory	-
Flinders Lane	341-347	Significant	-
Flinders Lane	349-351	Contributory	-
Flinders Lane	353-355	Contributory	-
Flinders Lane	383-387	Significant	-
Flinders Street	26-30	Significant	-
Flinders Street	46-74	Significant	-
Flinders Street	76-80	Significant	-
<a href="#">Flinders Street</a>	<a href="#">96-98</a>	<a href="#">Significant</a>	-
<a href="#">Flinders Street</a>	<a href="#">100-102</a>	<a href="#">Significant</a>	-
Flinders Street	130-132	Significant	-
<a href="#">Flinders Street</a>	<a href="#">134-136</a>	<a href="#">Significant</a>	-
<a href="#">Flinders Street</a>	<a href="#">138-140</a>	<a href="#">Contributory</a>	-
Flinders Street	142-148	Significant ( <a href="#">VHR extent</a> )/ <a href="#">Contributory remainder</a> )	-
Flinders Street	150-162	Significant	-
Flinders Street	164-170	Significant	-
Flinders Street	172-192	Significant	-
Flinders Street	194-196	Significant	-
Flinders Street	198-206	Significant	-
Flinders Street	222-224	Significant	-
Flinders Street	228-236	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Flinders Street	238-242	Contributory	-
Flinders Street	244-248	Contributory	-
Flinders Street	250-254	Significant	-
Flinders Street	256-268	Significant	-
Flinders Street	292-298	Significant	-
Flinders Street	318-324	Significant	-
Flinders Street	334-340	Contributory	-
Flinders Street	360-372	Significant	-
Flinders Street	390-398	Significant	-
Flinders Street	400	Significant	-
<a href="#">Flinders Street</a>	<a href="#">490</a>	<a href="#">Significant</a>	<a href="#">-</a>
Flinders Street	502-504	Significant	-
Flinders Street	508-510	Significant	-
Flinders Street	516-518	Significant	-
Flinders Street	520-522	Significant	-
Flinders Street	562-564	Significant	-
Flinders Street	197-209	Significant	-
Flinders Street	207-361	Significant	-
Flinders Street	Underground Public Toilets	Significant	-
<a href="#">Flinders Street</a>	<a href="#">Flinders Street Railway Viaduct</a>	<a href="#">Significant</a>	<a href="#">-</a>
Francis Street	27	Significant	-
Franklin Street	126-130	Contributory	-
Franklin Street	132-140	Contributory	-
Franklin Street	1-55	Significant	-
George Parade	27	Contributory	-
<a href="#">George Parade</a>	<a href="#">23-25</a>	<a href="#">Significant</a>	<a href="#">-</a>
Gisborne Street	1-11	Significant	-
Godfrey Street	20-38	Significant	-
Goldie Place	4-6	Significant	-
Hardware Lane	60	Significant	-
Hardware Lane	62	Significant	-
Hardware Lane	64-66	Significant	-
Hardware Lane	106-112	Significant	-
Hardware Lane	55-57	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Hardware Lane	63-65	Significant	-
Hardware Lane	67-73	Significant	-
Heffernan Lane	14-18	Significant	-
Heffernan Lane	11	Significant	-
Heffernan Lane	Substation at 23-31	Contributory	-
<a href="#">Highlander</a>	<a href="#">11</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Highlander</a>	<a href="#">11A</a>	<a href="#">Significant</a>	<a href="#">-</a>
Hosier Lane	3-5	Contributory	-
Hosier Lane	7-11	Contributory	-
King Street	14-20	Contributory	-
King Street	22-24	Significant	-
<a href="#">King Street</a>	<a href="#">26-32</a>	<a href="#">Significant</a>	<a href="#">-</a>
King Street	42-44	Significant	-
King Street	46-52	Significant	-
King Street	54-60	Significant	-
King Street	62-66	Significant	-
King Street	120-138	Significant	-
<a href="#">King Street</a>	<a href="#">204-208</a>	<a href="#">Significant</a>	<a href="#">-</a>
King Street	234-244	Significant	-
King Street	248-250	Significant	-
<a href="#">King Street</a>	<a href="#">256-260</a>	<a href="#">Significant</a>	<a href="#">-</a>
King Street	328-330	Significant	-
<a href="#">King Street</a>	<a href="#">25</a>	<a href="#">Significant</a>	<a href="#">-</a>
King Street	27-31	Significant	-
King Street	115-129	Significant	-
King Street	131-135	Significant	-
<a href="#">King Street</a>	<a href="#">171-173</a>	<a href="#">Significant</a>	<a href="#">-</a>
King Street	Chinese Honey Locusts Tree	Significant	-
<a href="#">King Street</a>	<a href="#">203-207</a>	<a href="#">Significant</a>	<a href="#">-</a>
King Street	239-241	Significant	-
<a href="#">Kirks Lane</a>	<a href="#">3</a>	<a href="#">Significant</a>	<a href="#">-</a>
Knox Place	Former Coops Shot Tower and Flanking Building	Significant	-
La Trobe Street	2-8	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
<a href="#">La Trobe Street</a>	<a href="#">30-34</a>	<a href="#">Significant</a>	-
La Trobe Street	RMIT Building 3, 124	Contributory	Significant
La Trobe Street	RMIT Building 4, 124	Significant	Significant
La Trobe Street	RMIT Building 6, 124	Contributory	Significant
La Trobe Street	RMIT Building 7, 124	Significant	Significant
La Trobe Street	RMIT Building 28, 124	Contributory	Significant
La Trobe Street	168-170	Significant	-
La Trobe Street	284-294	Significant	-
La Trobe Street	320	Significant	-
La Trobe Street	179-181	Significant	-
La Trobe Street	391-429	Significant	-
La Trobe Street	513-577	Significant	-
La Trobe Street	537-557	Significant	-
La Trobe Street	Cast Iron Urinal	Significant	-
Little Bourke Street	24-38	Significant	-
Little Bourke Street	40-44	Significant	-
Little Bourke Street	84-98	Significant	-
Little Bourke Street	108-110	Significant	-
Little Bourke Street	112-114	Significant	-
Little Bourke Street	116-118	Significant	-
Little Bourke Street	196	Significant	-
Little Bourke Street	200-202	Significant	-
Little Bourke Street	206	Contributory	-
Little Bourke Street	212	Significant	-
Little Bourke Street	214-216	Significant	-
Little Bourke Street	218-220	Significant	-
<a href="#">Little Bourke Street</a>	<a href="#">258-264</a>	<a href="#">Significant</a>	-
Little Bourke Street	318	Significant	-
<a href="#">Little Bourke Street</a>	<a href="#">354-360</a>	<a href="#">Significant</a>	-
Little Bourke Street	362-364	Significant	-
<a href="#">Little Bourke Street</a>	<a href="#">428-432</a>	<a href="#">Significant</a>	-
Little Bourke Street	434-436	Significant	-
Little Bourke Street	442-460	Significant	-
Little Bourke Street	462-498	Significant	-



<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Little Bourke Street	558 (rear)	Significant	-
Little Bourke Street	562-566	Significant	-
<a href="#">Little Bourke Street</a>	<a href="#">602-606</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Little Bourke Street</a>	<a href="#">620-648</a>	<a href="#">Significant</a>	<a href="#">-</a>
Little Bourke Street	1-17	Significant	-
Little Bourke Street	27-35	Contributory	-
Little Bourke Street	37-41	Contributory	-
Little Bourke Street	43	Significant	-
Little Bourke Street	93	Significant	-
Little Bourke Street	105	Significant	-
Little Bourke Street	107	Significant	-
Little Bourke Street	109	Significant	-
Little Bourke Street	113	Contributory	-
Little Bourke Street	115-117	Contributory	-
Little Bourke Street	285-295	Significant	-
Little Bourke Street	323-337	Significant	-
Little Bourke Street	361-363	Significant	-
Little Bourke Street	365-367	Significant	-
Little Bourke Street	373-375	Significant	-
<a href="#">Little Bourke Street</a>	<a href="#">441-443</a>	<a href="#">Significant</a>	<a href="#">-</a>
Little Bourke Street	493-495	Significant	-
Little Collins Street	68-70	Significant	-
<a href="#">Little Collins Street</a>	<a href="#">130-134</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Little Collins Street</a>	<a href="#">188-194</a>	<a href="#">Significant</a>	<a href="#">-</a>
Little Collins Street	276-286	Significant	-
Little Collins Street	304-306	Significant	-
Little Collins Street	308-316	Significant	-
Little Collins Street	326-332	Contributory	-
Little Collins Street	392-396	Significant	-
Little Collins Street	430-436	Significant	-
Little Collins Street	538-542	Significant	-
<a href="#">Little Collins Street</a>	<a href="#">582-584</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Little Collins Street</a>	<a href="#">588-600</a>	<a href="#">Significant</a>	<a href="#">-</a>
<a href="#">Little Collins Street</a>	<a href="#">616-622</a>	<a href="#">Significant</a>	<a href="#">-</a>

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
<a href="#">Little Collins Street</a>	<a href="#">37</a>	<a href="#">Significant</a>	-
<a href="#">Little Collins Street</a>	<a href="#">39-41</a>	<a href="#">Significant</a>	-
<a href="#">Little Collins Street</a>	<a href="#">57-67</a>	<a href="#">Significant</a>	-
Little Collins Street	181-191	Significant	-
Little Collins Street	267	Contributory	-
Little Collins Street	269	Contributory	-
Little Collins Street	271	Contributory	-
Little Collins Street	273-279	Significant	-
Little Collins Street	281-283	Significant	-
Little Collins Street	285	Contributory	-
Little Collins Street	287-289	Contributory	-
Little Collins Street	309-311	Significant	-
Little Collins Street	313-315	Significant	-
Little Collins Street	317-321	Significant	-
<a href="#">Little Collins Street</a>	<a href="#">335-349</a>	<a href="#">Significant</a>	-
<a href="#">Little Collins Street</a>	<a href="#">377-379</a>	<a href="#">Significant</a>	-
<a href="#">Little Collins Street</a>	<a href="#">382</a>	<a href="#">Significant</a>	-
Little Collins Street	425-427	Significant	-
Little Collins Street	429	Contributory	-
Little Collins Street	431	Significant	-
Little Collins Street	433	Significant	-
Little Collins Street	435-443	Significant	-
<a href="#">Little Collins Street</a>	<a href="#">457-469</a>	<a href="#">Significant</a>	-
Little Collins Street	475-485	Significant	-
<a href="#">Little Collins Street</a>	<a href="#">499-503</a>	<a href="#">Significant</a>	-
<a href="#">Little Collins Street</a>	<a href="#">577-583</a>	<a href="#">Significant</a>	-
Little Collins Street	585-587	Significant	-
<a href="#">Little La Trobe</a>	<a href="#">34-36</a>	<a href="#">Significant</a>	-
<a href="#">Little Lonsdale Street</a>	<a href="#">100</a>	<a href="#">Contributory</a>	-
<a href="#">Little Lonsdale Street</a>	<a href="#">102-104</a>	<a href="#">Contributory</a>	-
<a href="#">Little Lonsdale Street</a>	<a href="#">106</a>	<a href="#">Contributory</a>	-
Little Lonsdale Street	116-118	Contributory	-
Little Lonsdale Street	120-122	Significant	-
Little Lonsdale Street	124-126	Contributory	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Little Lonsdale Street	128-130	Significant	-
Little Lonsdale Street	132	Contributory	-
<a href="#">Little Lonsdale Street</a>	<a href="#">134-144</a>	<a href="#">Contributory</a>	=
<a href="#">Little Lonsdale Street</a>	<a href="#">146-148</a>	<a href="#">Contributory</a>	=
Little Lonsdale Street	178-190	Significant	-
Little Lonsdale Street	194-196	Significant	-
Little Lonsdale Street	198-200	Significant	-
Little Lonsdale Street	202	Significant	-
Little Lonsdale Street	372-378	Significant	-
Little Lonsdale Street	388-426	Significant	-
<a href="#">Little Lonsdale Street</a>	<a href="#">470-472</a>	<a href="#">Significant</a>	=
<a href="#">Little Lonsdale Street</a>	<a href="#">474</a>	<a href="#">Significant</a>	=
Little Lonsdale Street	550	Contributory	-
Little Lonsdale Street	552-578	Significant	-
Little Lonsdale Street	25	Significant	-
<a href="#">Little Lonsdale Street</a>	<a href="#">27-29</a>	<a href="#">Significant</a>	=
Little Lonsdale Street	33-39	Significant	-
Little Lonsdale Street	117-147	Significant	-
<a href="#">Little Lonsdale Street</a>	<a href="#">277-279</a>	<a href="#">Contributory</a>	=
<a href="#">Little Lonsdale Street</a>	<a href="#">281</a>	<a href="#">Contributory</a>	=
<a href="#">Little Lonsdale Street</a>	<a href="#">283-285</a>	<a href="#">Contributory</a>	=
Little Lonsdale Street	361-365	Significant	-
Little Lonsdale Street	523-525	Significant	-
Little Lonsdale Street	Common Olive Tree	Significant	-
Lonsdale Street	42-44	Significant	-
Lonsdale Street	64-78	Significant	-
Lonsdale Street	118-148	Significant	-
Lonsdale Street	180-222	Significant	-
<a href="#">Lonsdale Street</a>	<a href="#">268-270</a>	<a href="#">Contributory</a>	=
Lonsdale Street	326	Significant	-
Lonsdale Street	352-362	Significant	-
<a href="#">Lonsdale Street</a>	<a href="#">402-408</a>	<a href="#">Significant</a>	=
<a href="#">Lonsdale Street</a>	<a href="#">410-412</a>	<a href="#">Significant</a>	=
<a href="#">Lonsdale Street</a>	<a href="#">414-416</a>	<a href="#">Significant</a>	=

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lonsdale Street	436-450	Significant	-
Lonsdale Street	472-474	Significant	-
Lonsdale Street	556-558	Significant	-
<a href="#">Lonsdale Street</a>	<a href="#">594-610</a>	<a href="#">Significant</a>	-
Lonsdale Street	612-622	Significant	-
<a href="#">Lonsdale Street</a>	<a href="#">53-57</a>	<a href="#">Significant</a>	-
Lonsdale Street	103-105	Significant	-
Lonsdale Street	107-111	Contributory	-
Lonsdale Street	113	Significant	-
Lonsdale Street	115	Contributory	-
Lonsdale Street	117-121	Significant	-
Lonsdale Street	145-147	Contributory	-
Lonsdale Street	185-187	Significant	-
Lonsdale Street	189-191	Significant	-
Lonsdale Street	193	Contributory	-
Lonsdale Street	201	Contributory	-
Lonsdale Street	203-207	Contributory	-
Lonsdale Street	217-231	Contributory	-
Lonsdale Street	233-237	Contributory	-
Lonsdale Street	239	Contributory	-
Lonsdale Street	241-245	Contributory	-
Lonsdale Street	269-321	Significant	-
Lonsdale Street	275-321	Significant	-
<a href="#">Lonsdale Street</a>	<a href="#">359-363</a>	<a href="#">Significant</a>	-
Lonsdale Street	377-379	Significant	-
Lonsdale Street	439-445	Significant	-
<a href="#">Lonsdale Street</a>	<a href="#">447-453</a>	<a href="#">Significant</a>	-
Lonsdale Street	455-469	Significant	-
Lonsdale Street	459-505	Significant	-
Lonsdale Street	573-577	Significant	-
Lonsdale Street	579-585	Significant	-
Lonsdale Street	<del>613-649</del> <a href="#">Part 617-639</a>	<del>Contributory</del> <a href="#">Significant</a>	-
<del>Lonsdale Street</del>	<del>639</del>	<del>Contributory</del>	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lonsdale Street	651-669	<del>Contributory</del> Significant	-
Manchester Lane	30-44	Significant	-
Market Lane	14-16	Contributory	-
Market Lane	26-28	Contributory	-
Market Street	64-74	Significant	-
Market Street	29-31	Significant	-
McKillop Street	20-22	Significant	-
McKillop Street	11-15	Significant	-
McKillop Street	17	Significant	-
McKillop Street	19	Significant	-
Melbourne Place	14-30	Significant	-
<a href="#">Meyers Place</a>	<a href="#">12-18</a>	<a href="#">Significant</a>	=
<a href="#">Meyers Place</a>	<a href="#">20</a>	<a href="#">Significant</a>	=
Mill Place	2-4	Significant	-
Moubray Street	31-75	Significant	-
Niagara Lane	23-31	Significant	-
Oliver Lane	<del>18 &amp; 30</del> <a href="#">10-20</a>	Significant	-
<a href="#">Oliver Lane</a>	<a href="#">22-30</a>	<a href="#">Significant</a>	=
Olympic Boulevard	10-30 (Olympic Swimming Stadium)	Significant	-
<a href="#">Park Street</a>	<a href="#">10-14</a>	<a href="#">Significant</a>	=
Peel Street	Sheds A-F	Significant	Significant
Peel Street	Shed J	Contributory	Significant
Peel Street	Sheds K-M	Significant	Significant
<a href="#">Princes Walk</a>	<a href="#">Former Princes Bridge Lecture Room (Artplay)</a>	<a href="#">Significant</a>	=
Punt Road	313	Significant	-
Queen Street	18	Significant	-
Queen Street	20-26	Significant	-
Queen Street	88-110	Significant	-
Queen Street	118-126	Significant	-
<a href="#">Queen Street</a>	<a href="#">158-172</a>	<a href="#">Significant</a>	=
<a href="#">Queen Street</a>	<a href="#">184-192</a>	<a href="#">Significant</a>	=
Queen Street	300	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Queen Street	316-322	Significant	-
Queen Street	440-446	Contributory	-
Queen Street	450	Contributory	-
Queen Street	7-11	Significant	-
Queen Street	15-17	Significant	-
Queen Street	37-41	Significant	-
<a href="#">Queen Street</a>	<a href="#">43-51</a>	<a href="#">Significant</a>	=
Queen Street	59-69	Significant	-
Queen Street	73-83	Significant	-
<a href="#">Queen Street</a>	<a href="#">85-91</a>	<a href="#">Significant</a>	=
Queen Street	93-95	Significant	-
<a href="#">Queen Street</a>	<a href="#">103-105</a>	<a href="#">Significant</a>	=
Queen Street	111-129	Significant	-
<a href="#">Queen Street</a>	<a href="#">131-141</a>	<a href="#">Significant</a>	=
<a href="#">Queen Street</a>	<a href="#">155-161</a>	<a href="#">Significant</a>	=
Queen Street	203-205	Significant	-
<a href="#">Queen Street</a>	<a href="#">215</a>	<a href="#">Significant</a>	=
Queen Street	217-219	Significant	-
<a href="#">Queen Street</a>	<a href="#">221-231</a>	<a href="#">Significant</a>	=
<a href="#">Queen Street</a>	<a href="#">233-243</a>	<a href="#">Significant</a>	=
Queen Street	247-283	Significant	-
Queen Street	287-297	Significant	-
Queen Street	375	Significant	-
Queen Street	Sheds H-I	Significant	Significant
Queen Street	Queens Bridge over Yarra River	Significant	-
Queen Street	Underground Public Toilets	Significant	-
<a href="#">Rankins Lane</a>	<a href="#">2-6</a>	<a href="#">Significant</a>	=
<a href="#">Rankins Lane</a>	<a href="#">8-14</a>	<a href="#">Significant</a>	=
<a href="#">Ridgway Place</a>	<a href="#">2-18</a>	<a href="#">Significant</a>	=
<a href="#">Ridgway Place</a>	<a href="#">20</a>	<a href="#">Significant</a>	=
<a href="#">Russell Street</a>	<a href="#">24-30</a>	<a href="#">Contributory (Oliver Lane frontage)</a>	
Russell Street	32-38	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Russell Street	42-44	Significant	-
<a href="#">Russell Street</a>	<a href="#">114-120</a>	<a href="#">Significant</a>	-
<a href="#">Russell Street</a>	<a href="#">124-130</a>	<a href="#">Significant</a>	-
<a href="#">Russell Street</a>	<a href="#">166</a>	<a href="#">Significant</a>	-
Russell Street	170-190	Significant	-
Russell Street	226-236	Contributory	-
Russell Street	288-294	Significant	-
Russell Street	336-376	Significant	-
Russell Street	380	Significant	-
Russell Street	394	Significant	-
Russell Street	27-37	Significant	-
Russell Street	103-107	Significant	-
Russell Street	163-169	Contributory	-
Russell Street	175	Significant	-
Russell Street	177	Significant	-
Russell Street	179	Significant	-
Russell Street	181-183	Significant	-
Russell Street	185-189	Significant	-
Russell Street	191-193	Contributory	-
Russell Street	195-197	Significant	-
Russell Street	199-203	Significant	-
Russell Street	205-207	Significant	-
Russell Street	209-211	Contributory	-
Russell Street	213-217	Significant	-
Russell Street	219	Significant	-
Russell Street	221-223	Contributory	-
Russell Street	231-233	Contributory	-
Russell Street	235-241	Contributory	-
Russell Street	325-343	Significant	Significant
Russell Street	345-355	Significant	-
Russell Street	357-375	Significant	-
Russell Street	377	Significant	-
Russell Street	379-405	Significant	-
Russell Street	Eight Hour Monument	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Russell Street	Underground Public Toilets	Significant	-
South Wharf Promenade	1-27	Significant	-
Spencer Street	2-8	Significant	-
Spencer Street	10-22	Significant	-
Spencer Street	66-70	Significant	-
Spencer Street	122-132	Significant	-
Spencer Street	204-240	Significant	-
Spencer Street	220	Contributory	-
Spencer Street	Overhead Water Tank	Significant	-
Spring Street	110-160 Federal Oak, Parliament House Gardens	Significant	-
Spring Street	250-290	Significant	-
Spring Street	53-65	Significant	-
Spring Street	69-81	Significant	-
<a href="#">Spring Street</a>	<a href="#">93-101</a>	<a href="#">Significant</a>	-
Spring Street	103-137	Significant	-
Spring Street	163-181	Significant	-
<a href="#">Spring Street</a>	<a href="#">199-207</a>	<a href="#">Significant</a>	-
Spring Street	261	Significant	-
Spring Street	267-271	Significant	-
Spring Street	2-18 Treasury Gardens	Significant	-
St Kilda Road	375-385	Significant	-
St Kilda Road	405 (Albert Park Manor)	Significant	-
St Kilda Road	473-475	Significant	-
St Kilda Road	557-563	Significant	Significant
St Kilda Road	Boer War Monument	Significant	-
St Kilda Road	Domain Parklands and LaTrobe's Cottage	Significant	-
St Kilda Road	Marquis of Linlithgow Memorial, Kings Domain	Significant	-
St Kilda Road	Queen Victoria Memorial, Queen Victoria Gardens	Significant	-
Swanston Street	24-40	Significant	-
Swanston Street	90-130	Significant	-



<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
<a href="#">Swanston Street</a>	<a href="#">146</a>	<a href="#">Contributory</a>	-
<a href="#">Swanston Street</a>	<a href="#">148</a>	<a href="#">Contributory</a>	-
<a href="#">Swanston Street</a>	<a href="#">150</a>	<a href="#">Contributory</a>	-
<a href="#">Swanston Street</a>	<a href="#">152-156</a>	<a href="#">Significant</a>	-
<a href="#">Swanston Street</a>	<a href="#">166</a>	<a href="#">Contributory</a>	-
<a href="#">Swanston Street</a>	<a href="#">168</a>	<a href="#">Contributory</a>	-
<a href="#">Swanston Street</a>	<a href="#">172</a>	<a href="#">Contributory</a>	-
<a href="#">Swanston Street</a>	<a href="#">174</a>	<a href="#">Contributory</a>	-
Swanston Street	208	Contributory	-
Swanston Street	210	Contributory	-
Swanston Street	212	Contributory	-
Swanston Street	214	Contributory	-
Swanston Street	216-220	Contributory	-
Swanston Street	222	Contributory	-
Swanston Street	226-228	Significant	-
Swanston Street	230-238	Significant	-
Swanston Street	240	Significant	-
Swanston Street	242	Significant	-
Swanston Street	244	Significant	-
Swanston Street	246	Significant	-
Swanston Street	248-258	Significant	-
Swanston Street	264-266	Significant	-
Swanston Street	278-300	Significant	-
Swanston Street	304-328	Significant	-
Swanston Street	344-346	Significant	-
Swanston Street	420-438	Significant	-
Swanston Street	1-7	Significant	-
Swanston Street	13	Contributory	-
Swanston Street	21-25	Contributory	-
Swanston Street	27-29	Contributory	-
Swanston Street	31-41	Significant	-
<a href="#">Swanston Street</a>	<a href="#">45-63</a>	<a href="#">Significant</a>	-
Swanston Street	65	Significant	-
Swanston Street	91-107	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Swanston Street	109-117	Significant	-
Swanston Street	119-121	Significant	-
Swanston Street	123	Contributory	-
Swanston Street	125-133	Significant	-
Swanston Street	135-137	Significant	-
<a href="#">Swanston Street</a>	<a href="#">139-141</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">143</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">149-153</a>	<a href="#">Significant</a>	=
<a href="#">Swanston Street</a>	<a href="#">155</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">157-159</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">161</a>	<a href="#">Contributory</a>	=
Swanston Street	163-165	Significant	-
<a href="#">Swanston Street</a>	<a href="#">211-213</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">215-217</a>	<a href="#">Significant</a>	=
Swanston Street	219-225	Significant	-
<a href="#">Swanston Street</a>	<a href="#">237</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">239-241</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">243-249</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">251-253</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">255</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">257-259</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">261-263</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">269</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">275-279</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">281-287</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">289-299</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">301-303</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">305-307</a>	<a href="#">Contributory</a>	=
<a href="#">Swanston Street</a>	<a href="#">309</a>	<a href="#">Significant</a>	=
<a href="#">Swanston Street</a>	<a href="#">311</a>	<a href="#">Significant</a>	=
Swanston Street	313-315	Significant	-
Swanston Street	317	Significant	-
Swanston Street	319-323	Significant	-
Swanston Street	327-333	Significant	-

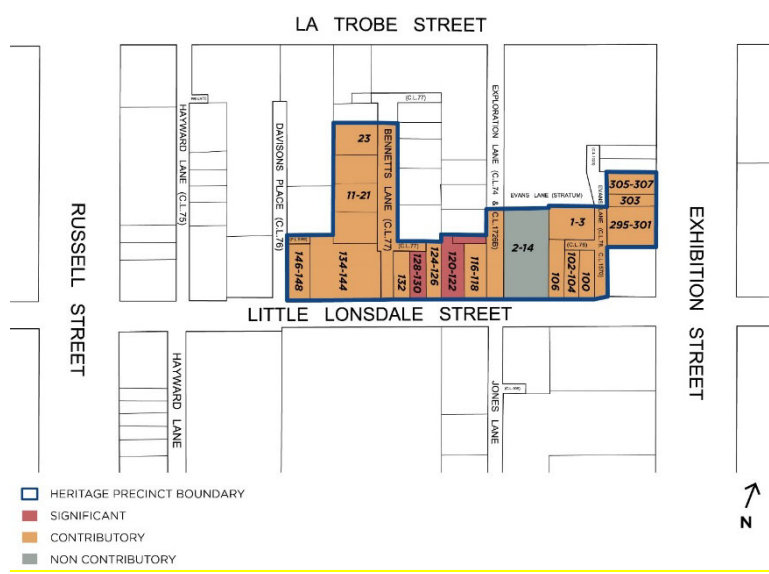
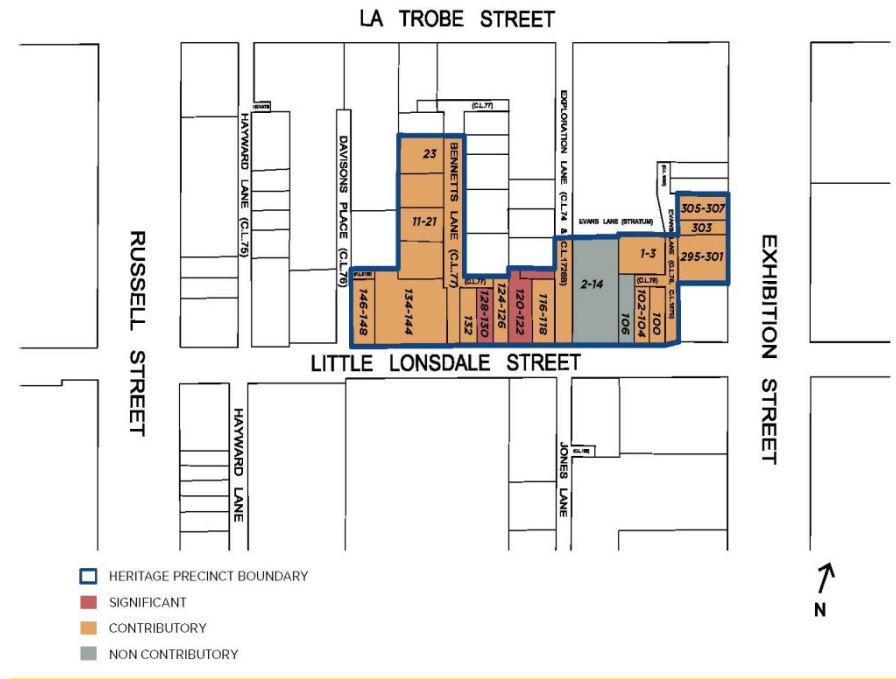
<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
<a href="#">Swanston Street</a>	<a href="#">335-347</a>	<a href="#">Significant</a>	-
Swanston Street	401-403	Significant	-
Swanston Street	407-409	Significant	-
Swanston Street	411-423	Significant	-
Swanston Street	Princes Bridge over Yarra River	Significant	-
Swanston Street	Tramway Signal Cabin, Waiting Shelter & Conveniences	Significant	-
Tattersalls Lane	4-12	Contributory	-
Tattersalls Lane	23-25	Contributory	-
<a href="#">Tavistock Place</a>	<a href="#">11-27</a>	<a href="#">Significant</a>	-
Therry Street	50-60	Significant	Significant
Therry Street	70-74	Significant	Significant
Victoria Street	1-9	Significant	-
Victoria Street	31-33	Significant	-
Victoria Street	39-41	Significant	-
Victoria Street	49-53	Significant	-
Victoria Street	65-81	Significant	Significant
Victoria Street	83-129	Significant	Significant
Victoria Street	133-159	Significant	Significant
Waratah Place	7-9	Contributory	-
Waratah Place	11-15	Contributory	-
William Street	22-32	Significant	-
William Street	84-88	Significant	-
William Street	90-96	Significant	-
William Street	98-110	Significant	-
<a href="#">William Street</a>	<a href="#">114-128</a>	<a href="#">Significant</a>	-
William Street	130-148	Significant	-
William Street	152-162	Significant	-
<a href="#">William Street</a>	<a href="#">178-188</a>	<a href="#">Significant</a>	-
William Street	192-228	Significant	-
William Street	280-318	Significant	-
William Street	77-89	Significant	-
William Street	259	Significant	-

<b>MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
William Street	261	Significant	-
<a href="#">William Street</a>	<a href="#">263-267</a>	<a href="#">Significant</a>	-
<a href="#">William Street</a>	<a href="#">269-275</a>	<a href="#">Significant</a>	-
Wills Street	22-30	Significant	-
Wills Street	17-23	Significant	-
Wills Street	25-29	Significant	-

STATEMENT OF SIGNIFICANCE

Heritage Place: Little Lonsdale Street Precinct

PS ref no: HO984



What is significant?

The Little Lonsdale Precinct including 100-148 Little Lonsdale Street, 11-23 Bennetts Lane, 1-3 Evans Lane, 295-301 Exhibition Street, the rear of 303-307 Exhibition Street, 2-14 Exploration Lane, Bennetts Lane, Exploration Lane and Evans Lane, Melbourne is significant.

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

- The commercial and warehouse buildings constructed from c1840s to c1936, as shown on the precinct map.
- The overall consistency of building form (two- to three-story scale).

- The pattern of development in the precinct which comprises mixed streetscapes of Victorian, Federation and interwar residential, commercial and industrial buildings, and the key features and original detailing characteristic of their respective styles and typologies.
- The industrial streetscapes throughout the fine grain network of laneways comprising Bennetts, Evans and Exploration lanes and Davisons Place.

The buildings at 11-21 and 23 Bennetts Lane, 1-3 Evans Lane, 295-301 Exhibition Street, and 100, 102-104, ~~106~~, 116-118, 124-126, 132, 134-144 and 146-148 Little Lonsdale Street are contributory. The Evans Lane frontages of 303 and 305-307 Exhibition Street are also contributory.

The buildings at 120-122 and 128-130 Little Lonsdale Street are significant.

Non-original alterations and additions to the contributory buildings are not significant.

The buildings at 2-14 Exploration Lane ~~and 106 Little Lonsdale Street~~ are non-contributory to the precinct.

### How it is significant?

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The Little Lonsdale Street Precinct is of local historic, representative, aesthetic and associative significance to the City of Melbourne.

### Why it is significant?

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The Little Lonsdale precinct is historically significant for its demonstration of less salubrious 'fringe' areas in the central city, and as a working-class residential precinct for mostly Irish immigrants who had settled by the late 1840s and early 1850s in an area referred to as 'Little Lon' (Little Lonsdale Street bounded by Spring Street, Exhibition Street, La Trobe Street and Lonsdale Street). The Little Lonsdale Street Precinct is historically significant for its association with phases of migration, firstly by the Irish, and later by the Chinese, Germans, Jews, Lebanese and Italians who were part of a later wave of migration after the 1890s depression, often working as hawkers, small traders, or in the case of the Chinese, cabinetmakers and laundrymen. (Criterion A)

The Little Lonsdale Street Precinct demonstrates changing functions in the central city from residential to manufacturing and commercial use, workshops, small factories and shops. Following the razing of the area east of Exhibition Street the Little Lonsdale Street Precinct is significant as a remnant of the vibrant and complex community that evolved in the area from the 1840s. (Criterion A)

The Little Lonsdale Street Precinct is significant for its evidence of at least three phases of development from the 1870s to the 1940s. The Victorian era is represented by buildings at 102, 116, 120 and 146-148 Little Lonsdale Street and includes the Leitrim Hotel at 128 Little Lonsdale Street designed by Henry E Tolhurst. Edwardian factories and small warehouses are at 11-21 and 23 Bennetts Lane, 1 Evans Lane, 132 and 134 Little Lonsdale Street and the rear of no. 146-148 Little Lonsdale Street. The interwar period is represented by commercial buildings at 100, ~~106~~, 124 Little Lonsdale Street. (Criterion D)

The Little Lonsdale Street Precinct is aesthetically significant for the combination of low-scale two to three storey buildings on both Little Lonsdale Street and within its laneway network. The buildings of the precinct generally complement each other through the use of predominantly red brick and stucco materials. The Little Lonsdale Street Precinct demonstrates a high level of integrity, particularly in the core group of buildings between 116 and 132 Little Lonsdale, and these are supported by the others of similar scale and materials. Evans Lane is aesthetically significant for the highly intact substation at 1 Evans Lane and the rear of the properties between 295 and 307 Exhibition Street that border it. Bennetts Lane frames views to the south of the Wesley church spire. The highly decorative Leitrim Hotel with intact stucco façade is of individual aesthetic significance. (Criterion E)

Part of the precinct is associated with King O'Malley (1858-1953), a North American politician who rose through the Australian Labor Party ranks to become minister for home affairs, a prominent advocate against conscription and supporter of women's rights. (Criterion H)

**Primary source**

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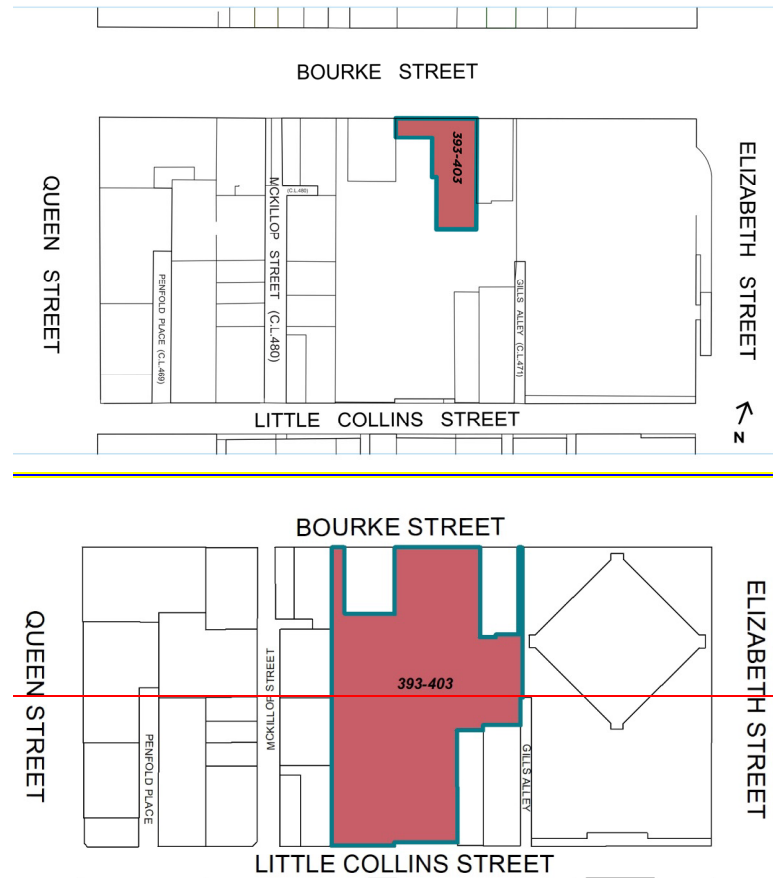
Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)

## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Former John Danks & Son



**PS ref no:** HO1307



### What is significant?

The Foundry (former Danks & Son) building at [Part](#) 393-403 Bourke Street, Melbourne, a six-storey steel and reinforced concrete building built in 1915-18 to a design by Sydney Smith & Ogg.

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

- The original building scale and form; and
- The original painted render principle façade and pattern of fenestration, including cornices, semicircular arches, brackets, rusticated end bays, decorative floral garlands, pattern of window openings and curved oriel windows at the second, third and fourth levels.

Later alterations made to the street level facade are not significant.

### How it is significant?

[Part](#) 393-403 Bourke Street, Melbourne, is of local historic, representative and aesthetic significance to the City of Melbourne.

### Why it is significant?



The Foundry (former Danks & Son) building, a six-storey commercial warehouse built in 1915-18 as a retail outlet for hardware manufacturers John Danks & Son Ltd is historically significant. It exemplifies a key phase in Melbourne's development when, in the first decades of the twentieth century during recovery from the economic depression of the 1890s, an increasing number of investors constructed multi-storey premises in the city to house the growing retail industry. The site is historically significant for its long association with and use for, in part and whole, hardware retail. It operated virtually uninterrupted for 148 years from c1859 to 2007 as a retail and wholesale outlet firstly as John Danks & Sons Ltd, retail and wholesale hardware, from the 1890s to 1957; then McEwans Ltd, retail hardware, from 1965 to 1993. (Criterion A)

The former Danks & Son building at [Part 393-403 Bourke Street](#), constructed in 1915-18, is significant as an [largely intact](#) example of the first wave of early twentieth-century mid-rise warehouse building development in central Melbourne. Through its architecture, the building demonstrates the confidence of companies such as John Danks & Son in early twentieth-century Melbourne in constructing a substantial and richly detailed building for retail and warehouse use. Its detailing is characteristic of the Federation Free Style while utilising the new materials of structural steel and reinforced concrete to allow for larger windows and increased building heights. (Criterion D)

The building is aesthetically significant for its well-executed use of eclectic Art Nouveau and earlier Victorian details, including cornices, semicircular arches, brackets, rusticated end bays, decorative floral garlands, pattern of window openings and oriel windows. The aluminium replacement windows replicate the configuration and leadlight sashes of the original windows, thereby maintaining the repetitive pattern of the windows and their compatibility with the articulation of the façade. The building is notable as having been designed by architects Sydney Smith & Ogg, who were influential during the Edwardian period, designing houses, shops, banks, hotels and churches. (Criterion E)

#### Primary source

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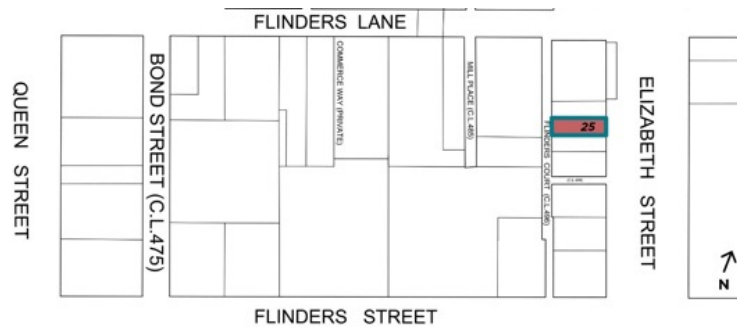
Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)

## STATEMENT OF SIGNIFICANCE

**Heritage Place:** Former Universal House



**PS ref no:** HO1247



### What is significant?

25 Elizabeth Street, a five-storey commercial building designed by architect William Salway and built in 1889.

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

- The building's original form, materials and detailing;
- Detailing of the upper façade, particularly the remaining stucco decoration at the upper and outer edges which includes the parapet, a full entablature with deep moulded cornice, a dentil band and decorative scroll brackets, pilasters;
- Pattern and size of original fenestration; and
- Early window joinery at the first floor.

Later alterations, including those to the ground level shop front, are not significant.

### How it is significant?

25 Elizabeth Street is of local historic and representative and aesthetic significance to the City of Melbourne.

### Why it is significant?

25 Elizabeth Street is of historical significance for its association with Melbourne's retail development during the boom years of the 1880s. Built in 1889 for Celia Hordern, the wife of merchant William

**Hordern**, 25 Elizabeth Street was one of three adjacent buildings designed by architect William Salway: the subject building (built 1889); 21-23 Elizabeth Street (built 1890); and 17-19 Elizabeth Street (built 1885). **Built in 1889 for Celia Hordern of the Hordern Family retailing dynasty as a warehouse with hospitality and retail uses**, 25 Elizabeth Street **clearly demonstrates this important phase of development in the city**, **is significant for its association with the Hordern Australian retailing dynasty, who operated stores and other ventures in Australia from 1844 until 1970. The building continued to be owned by members of the Hordern family for over 80 years until its sale in 1956.**

(Criterion A)

25 Elizabeth Street demonstrates its Victorian origins despite its altered form and somewhat stripped back façade, The scale, height and form continue to demonstrate a typical commercial building from the late nineteenth century. (Criterion D)

**25 Elizabeth Street is aesthetically significant for its remaining 1880s decorative stucco detail and the pattern of upper floor windows, including the joinery of the first floor windows. Aesthetic significance is also attributed to no.25 as part of the group of three adjacent buildings by William Salway. (Criterion**

**E)**

#### **Primary source**

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Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)