

## Report to the Future Melbourne Committee

Agenda item 6.3

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

4 April 2023

**Presenter:** Sophie Handley, Director City Strategy

#### Purpose and background

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

#### Key issues

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

## Recommendation from management

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

## Attachments

- 1 Supporting Attachment (Page 3 of 1458)
2. Amendment Panel Report (Page 5 of 1458)
3. Managements response to Panel's recommendations (Page 139 of 1458)
4. Amendment documentation (Page 163 of 1458)
5. Lovell Chen Memorandum (Page 1400 of 1458)

## Supporting Attachment

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### Legal

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

### Finance

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

### Conflict of interest

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

### Health and Safety

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

### Stakeholder consultation

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

**Relation to Council policy**

7. Council Plan 2021-25:

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

8. Heritage Strategy 2013.

**Environmental sustainability**

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



# Planning Panels Victoria

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

### Panel Report

*Planning and Environment Act 1987*

**29 November 2022**

**How will this report be used?**

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

The planning authority must consider this report before deciding whether or not to adopt the Amendment.  
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

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

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

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

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the PE Act

Melbourne Planning Scheme Amendment C405melb

**29 November 2022**



Annabel Paul, Chair



John Roney, Member

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E5	HO1395, Office Building, 207-221 Drummond Street, Carlton
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## Glossary and abbreviations

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

## Overview

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

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

## Executive summary

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

### **Carlton Heritage Review, November 2021**

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

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

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

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

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

### **Submissions**

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

Key issues raised in submissions include:

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

## **Strategic justification**

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

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

## **Amendment C396melb – Heritage Grading corrections**

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

## **Content of Statements of Significance**

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

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

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

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

## **Comparative analysis**

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

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



## **Inventory listing**

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

## **Recommendations**

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

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

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

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

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

Broadly, the Amendment proposes to:

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

Specifically, the Amendment proposes to:

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

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

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

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

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

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

**(ii) The subject land**

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

Figure 1 Carlton Heritage Review Study Area, Explanatory Report

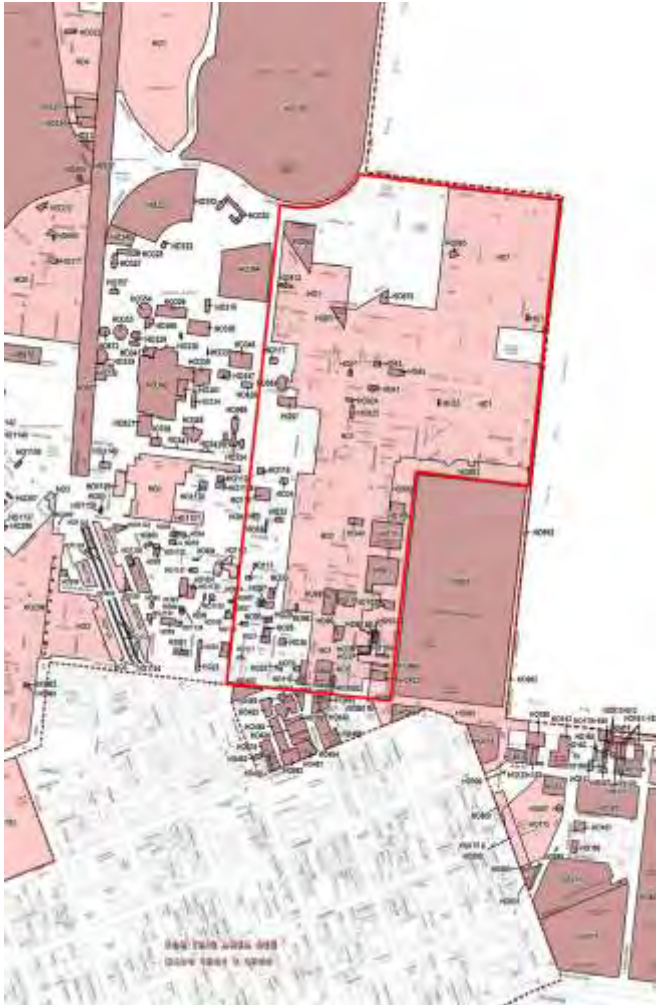


Figure 2 Punt Road Oval, Proposed Heritage Overlay 1400, Exhibited map



## 1.2 Background

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

**Table 1** Background to the Amendment

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



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

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

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### 1.3 Procedural issues

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

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

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

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

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

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

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

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

### 1.4 Summary of issues raised in submissions

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

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

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

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

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

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

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

## 1.5 Post-exhibition changes proposed by Council

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

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

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

## 1.6 The Panel's approach

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

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification
- General issues
- Heritage precincts
- Serial Listing – RMIT University Buildings 51, 56 and 57 (HO1398)
- Individual heritage places
- Other matters

## 1.7 Limitations

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

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

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

## 2 Planning context

### 2.1 Planning Policy Framework

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

#### Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) to:

- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- balance the present and future interests of all Victorians.

#### Planning Policy Framework

The Amendment supports:

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

### 2.2 Other relevant planning strategies and policies

#### (i) Plan Melbourne

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

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

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

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

## 2.3 Planning scheme provisions

### Heritage Overlay

The Heritage Overlay purposes are:

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

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

## 2.4 Ministerial Directions and Practice Notes

### Ministerial Directions

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

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

That discussion is not repeated here.

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

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

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

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

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

## 3 Strategic justification

### 3.1 Carlton Heritage Review November 2021

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

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

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

The study addressed the following issues:

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

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

The methodology included the following:

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



### 3.2 Carlton Heritage Review – Peer Review, Built Heritage 2021

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

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

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

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

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

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

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

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

The tasks set out in the brief were:

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

The review included:

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

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

### 3.4 Evidence and submissions

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

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

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

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

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

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

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

### 3.5 Discussion and conclusion

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

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

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

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

## 4 General issues

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

### 4.1 Development opportunity

#### (i) The issue

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

#### (ii) Submissions

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

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

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

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

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

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

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

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

**(iii) Discussion**

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

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

**(iv) Conclusion**

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

## 5 Heritage precincts

### 5.1 Carlton Precinct (HO1)

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

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

#### Exhibited Statement of Significance

##### What is significant?

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

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

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

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

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

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

### How is it significant?

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

### Why is it significant?

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



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

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

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

### (i) The issues

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



The Amendment proposes to:

- remove the Carlton Precinct Statement of Significance from the incorporated document *Heritage Precincts Statement of Significance February 2020*
- introduce a revised Statement of Significance for the Carlton Precinct as a new incorporated document *HO1 Carlton Precinct Statement of Significance*
- amend the extent of HO1
- update the *Heritage Places Inventory February 2020 Part A, (Amended November 2021<sup>1</sup>)* (Heritage Places Inventory) regarding the categorisation of various properties within the Carlton Precinct.

The issues are whether:

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

## (ii) Evidence and submissions

### Boundary and extent of HO1

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

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

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

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

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

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

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

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

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

### **Statement of Significance**

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

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

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

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

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

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

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

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

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

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

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

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

In her evidence statement, Ms Gray concluded:

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

### **Categorisation of places in the Heritage Places Inventory**

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

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

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

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

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

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

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

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

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

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

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

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

### **Addresses in the Heritage Places Inventory**

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

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

Council supported these changes.

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

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

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

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

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

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

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

**Figure 3 Property Report 16-18 Barkly Street, Carlton**



The Carlton Heritage Review states:

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

As exhibited, the Heritage Places Inventory shows the following.

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

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

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

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

Council submitted the Heritage Places Inventory should state:

<sup>2</sup> Carlton Heritage Review, Attachment F

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

Street	Number	Building Category	Significant Streetscape
Elgin Street	1-13, includes:	<del>Contributory</del>	-
	• 16 Barkly Street	Contributory	-

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

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

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

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

### **(iii) Discussion**

#### **Boundary and extent of HO1**

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

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

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

#### **Statement of Significance**

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

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

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

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

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

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

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

### **Categorisation of places in the Heritage Places Inventory**

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

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

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

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



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

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

### **Addresses in the Heritage Places Inventory**

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

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

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

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

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

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

### **(iv) Conclusions and recommendations**

The Panel concludes:

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

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

The Panel recommends:

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

## 5.2 Former Carlton Union Hotels Precinct (HO64)

### Exhibited Statement of Significance



#### What is significant?

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

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

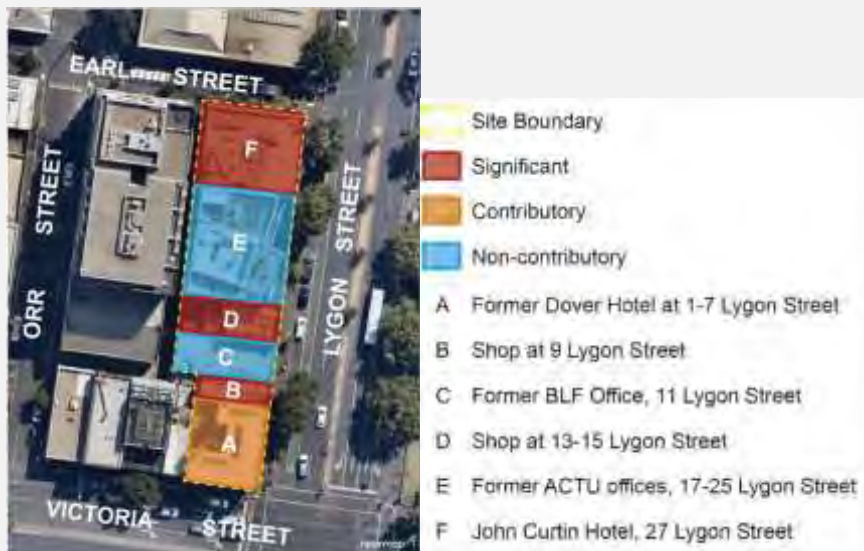


Figure 15 Significance categories in Carlton Union Hotels Precinct Source: Nearmap (basemap)

#### How is it significant?

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

#### Why is it significant?

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

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

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

### **(i) The issues**

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

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

The issues are whether:

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

### **(ii) Evidence and submissions**

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

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

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

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

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

Music Victoria submitted the Statement of Significance should recognise:

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

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

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

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

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

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

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

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

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

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

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

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

### **(iii) Discussion**

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

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

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

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

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

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

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

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

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

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

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

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

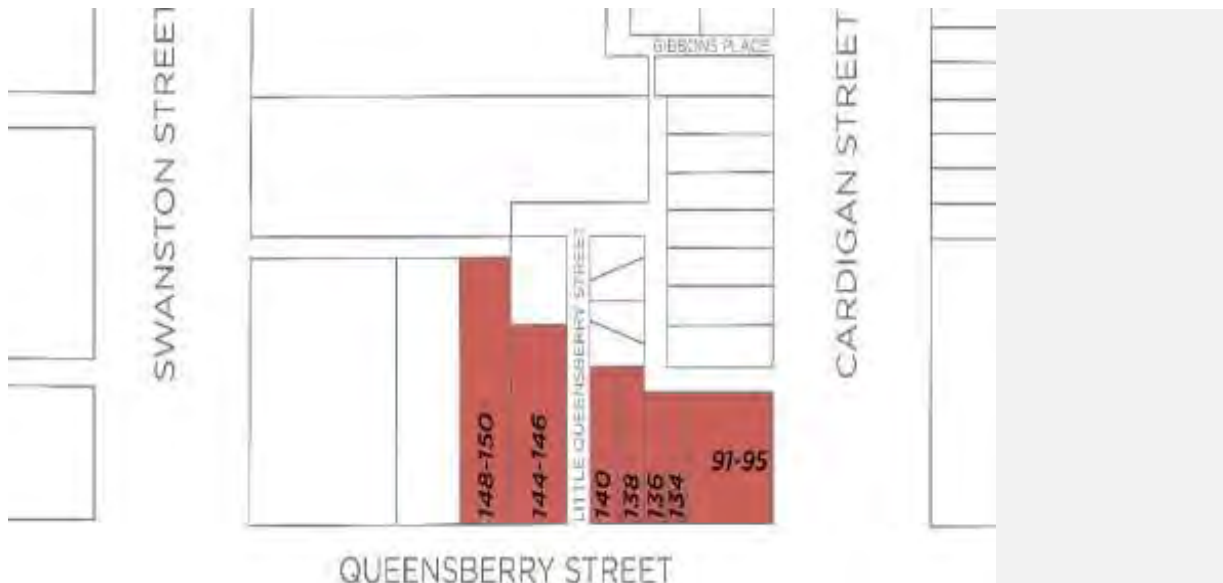
#### **(iv) Conclusions**

The Panel concludes:

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

## 5.3 Lincoln Hotel and Environs Precinct (HO97)

### Exhibited Statement of Significance



#### What is significant?

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

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

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





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

#### How is it significant?

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

#### Why is it significant?

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

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

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

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

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

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

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

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

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

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

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

### **(i) The issues**

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

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

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

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

The issues are whether:

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

### **(ii) Evidence and submissions**

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

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

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

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

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

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

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

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

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

In response to this issue, Council stated:

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

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

Council also submitted:

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

Council said it was incorrect to say the place is not valued by the community. It tabled a letter from the Museum of Chinese Australian History<sup>3</sup> to the Future Melbourne Committee dated 12 November 2021 (before the exhibition of the Amendment) regarding 148 Queensberry Street. The letter stated:

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<sup>3</sup> Document 19

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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<sup>4</sup> Documents 27 and 43

### (iii) Discussion

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

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

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

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

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

The Panel is satisfied that:

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

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

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

The Statement of Significance should be amended as follows:

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



- delete the last paragraph:

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

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

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

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

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

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

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

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

#### **(iv) Conclusions and recommendations**

The Panel concludes:

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

The Panel recommends:

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



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

### Exhibited Statement of Significance



#### What is significant?

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

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

#### How is it significant?

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

#### Why is it significant?

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

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

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

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

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

### **(i) The issue**

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

### **(ii) Serial listing**

PPN01 states:

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

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

### **(iii) Evidence and submissions**

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

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

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

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

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

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

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

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

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

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

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

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

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

RMIT submitted:

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

Ms Gray gave evidence on behalf of Council that:

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

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

With respect to the Demaine Partnership masterplan, she said:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Peer Review concluded with respect to Criterion A:

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

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

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

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

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

RMIT did not comment on the Peer Review.

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

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

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

**What is significant?**

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

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

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

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

...

**Why is it significant?**

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

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

....

#### **(iv) Discussion**

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

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

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

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

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



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

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

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

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

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

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

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

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<sup>5</sup> Document 5, Attachment 1, Page 27

<sup>6</sup> Document 6, paragraph 260

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

**(v) Conclusions and recommendations**

The Panel concludes:

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

The Panel recommends:

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

## 7 Individual heritage places

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

#### Exhibited Statement of Significance



#### What is significant?

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

#### How is it significant?

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

#### Why is it significant?

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

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

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

#### (i) The issue

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

**(ii) Evidence and submissions**

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

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

Ms Riddett concluded:

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

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

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

Ms Gray on behalf of Council gave evidence that:

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

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

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

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

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

#### Criterion F

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

#### Criterion H

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

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<sup>7</sup> Document 5, Attachment 1, page 38

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

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

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

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

### **(iii) Discussion**

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

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

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

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

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

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

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

#### **(iv) Conclusions**

The Panel concludes:

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

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

### Exhibited Statement of Significance



#### What is significant?

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

#### How is it significant?

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

#### Why is it significant?

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

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

#### (i) The issue

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



## (ii) Evidence and submissions

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

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

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

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

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

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

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

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

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

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

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

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

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

The Peer Review supported application of Criterion E and noted:

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

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

In response to the Peer Review, Ms Gray stated:

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

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

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

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

### **(iii) Discussion**

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

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

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

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

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

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

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

**(iv) Conclusions and recommendations**

The Panel concludes:

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

The Panel recommends:

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

## 7.3 University of Melbourne Earth Sciences Building (HO1392)

### Exhibited Statement of Significance



#### What is significant?

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

#### How is it significant?

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

#### Why is it significant?

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

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

#### (i) The issues

The issues are:

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

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

**(ii) Relevant policies, strategies and studies**

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

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

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

**(iii) Evidence and submissions**

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

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

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

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

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

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

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

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

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

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

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

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

- Construct or display a **direction** signage. ~~connected to university purposes, including but not limited to directional signage or signage that identifies the University, provided that no individual sign exceeds 1.5m<sup>2</sup> in area, and is not located above the building.~~
- Erect a roof top solar energy facility that is not visible from ~~the intersection of Swanston Street and~~ Elgin Street **up to the intersection of Elgin and Lygon Streets.**
- Install services normal to the building including chimneys, fume cupboard extracts, flues and mechanical (heating, cooling and ventilation) systems **that are not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.**

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

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

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

#### **(iv) Discussion**

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

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

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

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

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

#### **(v) Conclusions and recommendations**

The Panel concludes:

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



The Panel recommends:

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

## 7.4 207-221 Drummond Street, Carlton (HO1395)

### Exhibited Statement of Significance



#### What is significant?

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

#### How is it significant?

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

#### Why is it significant?

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

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

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

**(i) The issue**

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

**(ii) Evidence and submissions**

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

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

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

Ms Gray gave evidence that the building:

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

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

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

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

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

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

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

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

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

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

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

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

....

### **(iii) Discussion**

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

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

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

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

**(iv) Conclusions and recommendations**

The Panel concludes:

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

The Panel recommends:

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

## 7.5 Punt Road Oval, Richmond (HO1400)

### (i) What the amendment proposes

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

The exhibited Statement of Significance is as follows:

#### Exhibited Statement of Significance



#### What is significant?

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

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

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

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

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

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

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

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

#### **How is it significant?**

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

#### **Why is it significant?**

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

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

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

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

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

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

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

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

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

**Primary source**

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

**(ii) The issues**

The issues are:

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

**(iii) Relevant background, amendment and studies**

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

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

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

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

#### **(iv) Evidence and submissions**

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

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

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

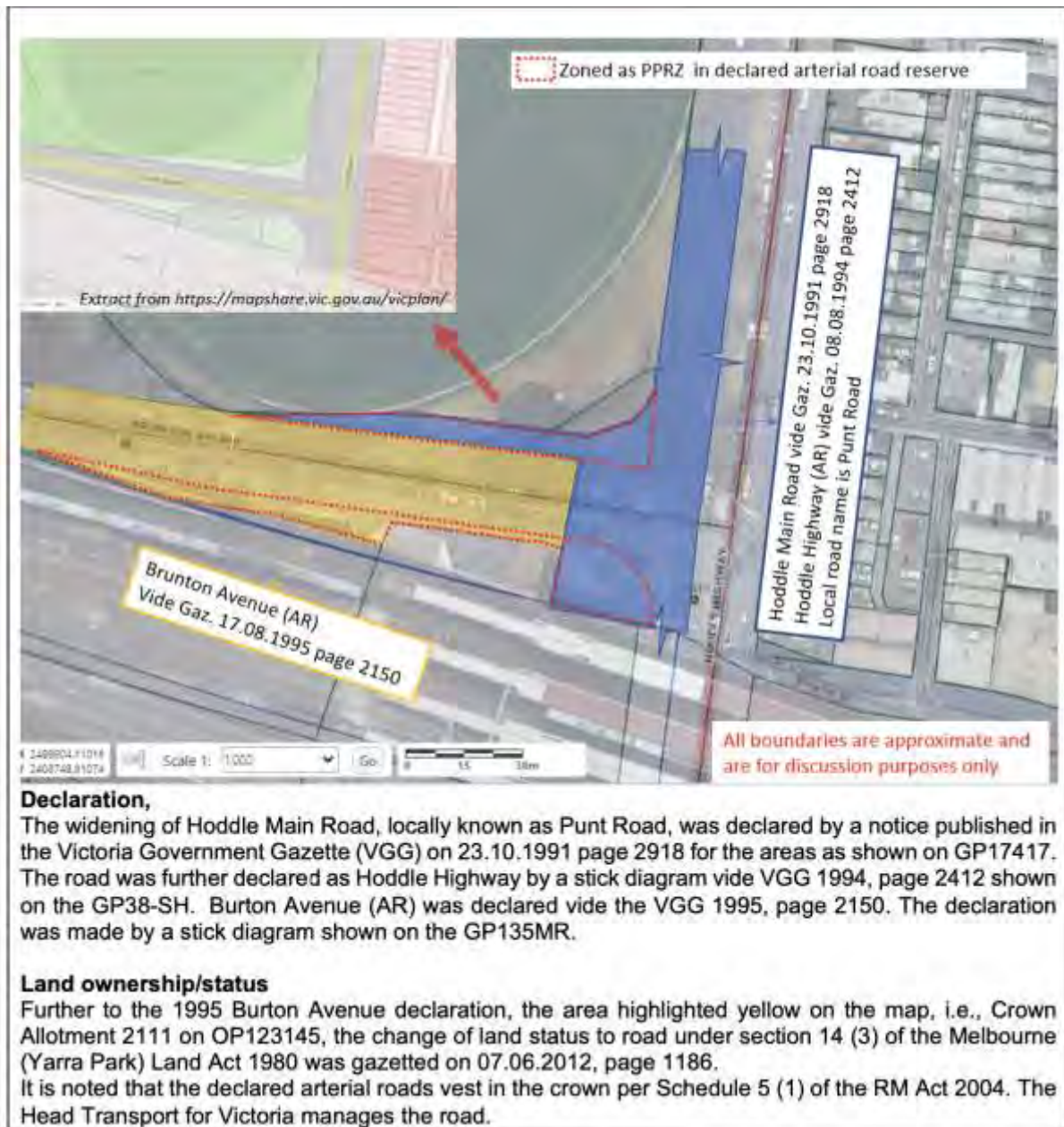
The Heritage Review recommended that the extent of the Heritage Overlay should extend to the Punt Road 'property boundary', including some small areas in the southeast corner currently not included within the HO2, on the basis that it provides appropriate curtilage to the heritage place. It considered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

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

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



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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **(v) Discussion**

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

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

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

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

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

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

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

#### **(vi) Conclusions and recommendations**

The Panel concludes:

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

The Panel recommends:

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

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

## 8 Other matters

### 8.1 Amendment C396melb

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

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

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

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

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

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



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Various	Remove the proposed changes to remove entries in the Heritage Places Inventory Part B for properties that have already had their heritage grade converted from the A-D grading system to the Significant/Contributory/Non-contributory category system	Incorporated document
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Source: Document 5 – Council Part A submission, Attachment 5

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

The Panel recommends:

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

## 8.2 Minor corrections

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

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

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

The Panel supports these changes.

The Panel recommends:

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

## 8.3 Consistency check

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

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

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

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

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

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

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

The Panel recommends:

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

## Appendix A Submitters to the Amendment

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

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## Appendix B Parties to the Panel Hearing

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

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## Appendix C Document list

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

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

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

## Appendix D Panel preferred version of the Heritage Places Inventory



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

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

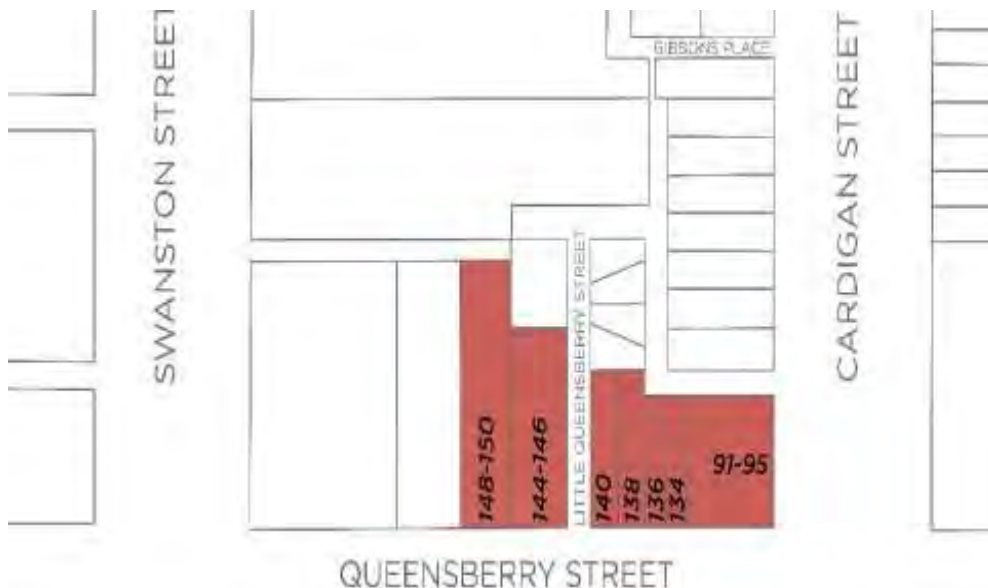
Street	Number	Building Category	Significant Streetscape
Cardigan Street	374-386, <u>includes:</u>	<del>Contributory</del>	-
	<ul style="list-style-type: none"> <li>• <u>378 Cardigan Street</u></li> <li>• <u>380 Cardigan Street</u></li> <li>• <u>382 Cardigan Street</u></li> <li>• <u>242 Palmerston Street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

## Appendix E Panel preferred version of the Statements of Significance

## **E1 HO97 – Hotel Lincoln and Environs Precinct**

## Statement of Significance: Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (November, 2024<sup>2</sup>)

<b>Heritage Place:</b>	Hotel Lincoln and Environs Precinct	<b>PS ref no:</b>	HO97
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### What is significant?

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

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

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



 Site Boundary

 Significant

 Contributory

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

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

**How is it significant?**

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

**Why is it significant?**

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

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

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



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

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

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

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

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

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

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

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

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021)*



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

## Statement of Significance: RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (November, 2024<sup>2</sup>)

<b>Heritage Place:</b>	RMIT Buildings 51,56 and 57	<b>PS ref no:</b>	HO1398
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### What is significant?

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

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

### How is it significant?

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

### Why is it significant?

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

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

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

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

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

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021)*

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

## Statement of Significance: Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November, 2024<sup>2</sup>)

<b>Heritage Place:</b>	Cardigan House Carpark (formerly Royal Women's Hospital Carpark)	<b>PS ref no:</b>	HO1391
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### What is significant?

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

### How is it significant?

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

### Why is it significant?

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

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

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

**Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021)*

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

## Statement of Significance: Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street (McCoy Building) Carlton (~~November~~ ~~October~~, 202~~1~~2)

<b>Heritage Place:</b>	University Of Melbourne Earth Sciences Building (McCoy Building)	<b>PS ref no:</b>	HO1392
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Note: Map to correct street number from 253-275 to 253-283

### What is significant?

The University of Melbourne's Earth Sciences Building at 253-283 Elgin Street, Carlton, was constructed in 197~~5~~3-77 and is significant. [The elevated pedestrian bridge and the Thomas Cherry Building are not significant.](#)

### How is it significant?

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

### Why is it significant?

The University of Melbourne's Earth Sciences Building, also known as the McCoy Building after Sir Frederick McCoy the university's first Professor of Geology, is of aesthetic significance (Criterion E). It was constructed in 197~~5~~3-77 to a design by architects Eggleston, Macdonald and Secomb (EMS), which was heavily influenced by Brutalism. EMS commenced their design work for the University of Melbourne with the much celebrated Beaurepaire Swimming Centre, of 1954-57, and following its success went on to design numerous buildings for the University and for other tertiary institutions in Victoria and elsewhere, over a thirty year period. The commission for the subject building also occurred at a time when the University was expanding beyond its original campus landholding, and in the context of a 1970 campus masterplan by architects Ancher Mortlock Murray and Woolley. The subject building is highly externally intact to its 1970s design, with Brutalist influences evident in the extensive use of off-form concrete, in this instance accentuated by using sandblasted timber plank formwork to highlight the grain and heighten the textural effect; in the visually arresting arrangement on the north side of the building of long concrete pedestrian ramp set within the double-height colonnaded loggia, concrete stairs at the west end, and concrete pedestrian bridge over Swanston Street which all converge on the entrance landing at second floor level; and the large mass of the building which is seen to visually rest on narrow concrete columns to Elgin Street.

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



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

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021)*

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

## Statement of Significance: Office Building, 207-221 Drummond Street, Carlton (November, 2024<sup>2</sup>)

<b>Heritage Place:</b>	207-221 Drummond Street Carlton	<b>PS ref no:</b>	HO1395
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### What is significant?

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

### How is it significant?

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

### Why is it significant?

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

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

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

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021)*

## **E6 HO1400, Punt Road Oval (Richmond Cricket Ground)**

## Statement of Significance: Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne (November, 2021<sup>2</sup>)

<b>Heritage Place:</b>	Punt Road Oval (Richmond Cricket Ground)	<b>PS ref no:</b>	HO1400
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### What is significant?

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

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

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

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

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

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

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

### **How is it significant?**

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

### **Why is it significant?**

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

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

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

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

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

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

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

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

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

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



**Primary source**

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

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

# **MELBOURNE PLANNING SCHEME**

## **INCORPORATED PLAN**

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

**November 2022**

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

### **1. Introduction**

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

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

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

### **2. Purpose**

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

### **3. Planning Permit Exemptions**

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

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

#### **4. Site specific exemptions under Clause 43.01-3**

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

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

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

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

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## Attachment 3 - Management Response to Panel Recommendations

A.	Management Response to Panel Recommendations for Consideration .....	2
B.	Recommended Supplementary Changes to Amendment C405 .....	21

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

## A. Management Response to Panel Recommendations for Consideration

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



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

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

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

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

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

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Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
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The Panel report states that:

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

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

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

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

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

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
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*important for the contribution they make to a heritage precinct. Contributory heritage places combine with other heritage places within the precinct to demonstrate the significant patterns of development or historical themes for which that precinct has been identified. [emphasis added].*

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

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

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

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

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

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

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

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

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Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
150 Queensberry Street, Carlton as 'contributory'.		also be included the Heritage Places Inventory.		
<p>4. Amend the Statement of Significance for RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (HO1398), as shown in Appendix E2, as follows:</p>				
<p>a) Under the heading 'What is significant?' amend the construction dates of the buildings.</p>	<p>Section 6 Pages 47-56</p>	<p>The Panel considered the revised Statement of Significance circulated by Council, the evidence provided by Council's expert and the consideration of the Peer Review by Built Heritage. The Panel agreed that the construction dates should be changed, and noted that the dates in the revised Statements of Significance need to be corrected.</p>	<p>Accept</p>	<p>Council commissioned a peer review, <i>The Carlton Heritage Review – Peer Review of Five Citations for Post World War 2 Places, Built Heritage Pty Ltd, June 2021</i> (the Peer Review), which was authored by Simon Reeves from Built Heritage Pty Ltd. This included extensive additional research on these buildings, and noted some minor corrections to the construction dates for RMIT Buildings 51, 56 and 57, 80-92 Victoria Street.</p> <p>Council's heritage expert accepted these modifications, and Council circulated a revised Statement of Significance during the course of the Hearing which included modified construction dates. The Panel has noted an error in the dates included in the revised Statement of Significance and has recommended that they be corrected. Management accepts the Panel's recommendation given it has considered all relevant issues in making its determination. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated</p>



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

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

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
<p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 4(b):</b></p> <ul style="list-style-type: none"> <li>- Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4.</li> </ul>				
<p>5. Amend the Statement of Significance for 96 Grattan Street, Carlton (HO1391), as shown in Appendix E3, as follows:</p> <hr/> <p>a) Under the heading 'What is significant?' and 'How is it significant?' delete the words 'constructed in 1974 and'.</p>	<p>Section 7.2, Pages 62-66</p>	<p>The Panel considered that the date of construction should be amended and should be differentiated from the design and the construction periods. These dates need not be repeated under all headings in the Statement of Significance.</p>	<p>Accept</p>	<p>The Panel's recommended changes to the construction date in the Statement of Significance for this place are administrative in nature and were generally discussed in the Panel Hearing.</p> <p>Management accepts the Panel's recommendation given it has considered all relevant issues in making its determination. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p>
<p><b>The following changes should be made to the exhibited</b></p>				



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

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
<p>b) Under the heading ‘Why is it significant?’ modify the second sentence to state the building was designed in 1971-1972 and constructed in 1973-1974.</p>			Accept	<p><b>Amendment C405 to reflect Panel recommendation 5(a):</b></p> <ul style="list-style-type: none"> <li>- <b>Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4.</b></li> </ul> <p>The Panel’s recommended changes to specify the design and construction the dates in the Statement of Significance for this place are administrative in nature and were generally discussed during the Panel Hearing.</p> <p>Management accepts the Panel’s recommendation. The Panel’s recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 5(b):</b></p> <ul style="list-style-type: none"> <li>- <b>Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4.</b></li> </ul>

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

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
<p>c) Amend the title of the Statement of Significance to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'.</p>			Accept	<p>The Panel recommended changes to correctly reference the name and former use of the place in the Statement of Significance.</p> <p>Management accepts the Panel's recommendation. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>These changes should be reflected in the corresponding Amendment Documents as per Panel recommendation 6.</p> <p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 5(c):</b></p> <ul style="list-style-type: none"> <li>- <b>Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4.</b></li> </ul>
<p>6. Amend the name of the heritage place in the Schedule to Clause 43.01 (HO1391) and the Schedule to Clause 72.04 to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'.</p>	<p>Section 7.2, Pages 62-66</p>	<p>The name of the heritage place used in all Amendment Documents should be amended to be consistent with the references throughout the Statement of Significance.</p>	Accept	<p>The Panel's recommended changes are administrative in nature and correctly reference the name and former use of the place.</p> <p>Management accepts the Panel's recommendation. The Panel's recommended changes have been included in a revised Schedule to Clause 43.01 (Heritage Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme) in Attachment 4.</p> <p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 6:</b></p>

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

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

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



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Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
		<p>number of minor works and will reduce administrative burden for Council and allow the efficient operation of the University. The final version provided in Council's Part C submission strikes the right balance.</p>		<ul style="list-style-type: none"> <li>- Include the <i>Incorporated Plan Earth Sciences Building (McCoy Building) University of Melbourne 253-283 Elgin Street, Carlton, November 2022</i> in Attachment 4 as an incorporated document.</li> <li>- Replace the exhibited Schedule at Clause 43.01 Heritage Overlay and the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme with the revised version in the updated Amendment Documents in Attachment 4.</li> </ul>
<p>9. Amend the Statement of Significance for 'Office building, 207-221 Drummond Street, Carlton' (HO1395), as shown in Appendix E5, as follows:</p> <p>a) Under the heading 'What is significant?' and 'Why is it significant?' amend the date of construction to '1986'.</p> <p>b) Under the heading 'Why is it significant?' include additional references to citations in publications, awards and concrete tilt slab construction features.</p>	<p>Section 7.4 Pages 71-74</p>	<p>The Panel considered that the revised Statement of Significance provided by Council improves understanding of the significance of the place and adequately addresses the key heritage values.</p>	<p>Accept</p>	<p>During the course of the Hearing, Council circulated a revised version of the Statement of Significance which clarified the significance of this place.</p> <p>The Panel has supported these changes and has reflected them in their preferred version in Appendix E5 of their report. No other changes have been recommended.</p> <p>Management accepts the Panel's recommendation. The Panel's recommendations have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 9:</b></p> <ul style="list-style-type: none"> <li>- Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4.</li> </ul>

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



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

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



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Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
51-71 Cardigan Street, Carlton’.				<p>recommendations have been included in an amended Schedule to Clause 43.01 in the updated Amendment Documents in Attachment 4.</p> <p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 13:</b></p> <ul style="list-style-type: none"> <li>- <b>Replace the Schedule to Clause 43.01 Heritage Overlay with the revised version in Attachment 4.</b></li> </ul>
14. Amend the title of the Statement of Significance for HO1393 to ‘Statement of Significance: RMIT Building 71, 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton) (November 2022) and make similar changes to other instances in the Statement of Significance where the address is referenced.	Section 8.2, page 87	Although the property has a Lygon Street address in the Council database, its frontage is Cardigan Street. The proposed change helps to identify the building.	Accept	<p>This change was discussed during the course of the Hearing, and Council circulated a revised version of the Statement of Significance to reference the alternate Cardigan Street address.</p> <p>Management accepts the Panel’s recommendation given it has considered all relevant issues in making its determination. The Panel’s recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 14:</b></p> <ul style="list-style-type: none"> <li>- <b>Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4.</b></li> </ul>
15. Review the names and addresses of all heritage places in the Amendment	Section 8.3 pages 87-88	The Panel noted some minor inconsistencies in references to some	Accept	The names and addresses of all heritage places affected by the Amendment have been reviewed to ensure they are correct and applied consistently and in line with Panel recommendations in the:

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Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
<p>to ensure they are applied consistently, where relevant, in the Statement of Significance, Schedule to Clause 43.01, Schedule to Clause 72.04 and the Heritage Places Inventory Part A.</p>		<p>heritage places in the Amendment Documentation, for example where variations to a place name have been used throughout a Statement of Significance.</p>		<ul style="list-style-type: none"> <li>- Statements of Significance</li> <li>- Schedule to Clause 43.01 Heritage Overlay</li> <li>- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme</li> <li>- Heritage Places Inventory.</li> </ul> <p>Management accepts the Panel’s recommendation. As a result some minor corrections have been made and are shown as track changes in the updated Amendment Documents in Attachment 4.</p> <p><b>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 15:</b></p> <ul style="list-style-type: none"> <li>- <b>Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4.</b></li> <li>- <b>Replace the exhibited <i>Heritage Places Inventory Part A</i> with the revised version of the renamed <i>Heritage Places Inventory March 2022</i>.</b></li> <li>- <b>Replace the Schedule to Clause 43.01 Heritage Overlay with the revised version in Attachment 4.</b></li> <li>- <b>Replace the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme with the revised version in the updated Amendment Documents in Attachment 4.</b></li> </ul>

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## B. Recommended Supplementary Changes to Amendment C405

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

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

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

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

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

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



**Amendment documentation notes:**

1. A number of amendments to the Melbourne Planning Scheme (**Scheme**) have been gazetted since the exhibition of Amendment C405, which affect the same clauses of the Scheme. These Amendments include:
  - Amendment C396 – which converted the heritage gradings for 346 properties across the municipality, and made associated changes to planning scheme maps, the Schedule to Clause 43.01 (Heritage Overlay), and incorporated documents. The changes in Amendment C396 that were within the Carlton Heritage Review study area were duplicated in the exhibited Amendment C405.
  - Amendment C409 – The PPF translation, which translated the local policy content in the Scheme (previously clauses 21 and 22) into the State’s new integrated structure for local, regional and state policy content known as the Planning Policy Framework from clause 10 of the Scheme.
  - Amendment C387 – which implemented the findings of the Hoddle Grid Heritage Review by applying the Heritage Overlay to 121 individual places, revising the boundary of four (4) existing individual Heritage Overlay, applying the Heritage Overlay to five (5) precincts, deleting seven (7) existing interim individual Heritage Overlays, and introducing separate Statements of Significance for all places and precincts.
  - Amendment C420 – which implemented the recommendations of the North Melbourne Heritage Review 2022 on an interim basis until 31 July 2023 by applying the Heritage Overlay to four new individual places, extending the North and West Melbourne Precinct (HO3) to include an additional property, updating the incorporated Heritage Places Inventory March 2022 and making associated changes to the Melbourne Planning Scheme.
  - Amendments C404 and C445 – Amendment C404 implemented the recommendations of the Carlton Heritage Review 2021 on an interim basis until 1 February 2023 by applying the Heritage Overlay to new listings, extending the boundaries of two existing heritage places to include additional properties, and amending the Heritage Places Inventory March 2022 to update heritage gradings. Amendment C445 extended these interim controls until 1 February 2024 and corrected two obvious and minor errors in Amendment C404.

Given the significant structural and content changes that have been made to the Scheme since the exhibition of Amendment C405 through the amendments listed above, the exhibited changes and post-exhibition changes have been shown as tracked changes to the current clauses of the Melbourne Planning Scheme and the current incorporated documents in this attachment.

2. The proposed post-exhibition revisions to the amendment documentation have been included in this attachment as:
  - a) Track changes highlighted **yellow** for revisions made to remove the duplication of Amendment C396 (Panel recommendation 12);and

- b) Track changes highlighted **green** for revisions made in response to all other Panel recommendations, and all supplementary changes outlined in Table B of Attachment 3.
3. Please note the following documents do not show the changes in this way:
    - a) Planning Scheme Amendment maps.
    - b) Incorporated Plan, Earth Sciences Building (McCoy Building) University of Melbourne.
    - c) The Carlton Heritage Review.
    - d) The Punt Road Oval Heritage Review.

**Contents of Attachment 4:**

- Explanatory Report
- Instruction Sheet
- Clause 15.03 Heritage
- Schedule to Clause 43.01 Heritage Overlay (sections affected by C405 only)
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Schedule to Clause 72.08 Background Documents
- Heritage Places Inventory March 2022 (Amended January 2023) (sections affected by C405 only)
- Statements of Significance (Amended April 2023)
- Heritage Precincts Statements of Significance February 2020 (Amended April 2023)
- Incorporated Plan, Earth Sciences Building (McCoy Building) University of Melbourne 253-283 Elgin Street, Carlton, Incorporated Document April 2023
- Planning scheme amendment maps
- Carlton Heritage Review November 2021 (Updated February 2023)
- Punt Road Oval (Richmond Football Club) Heritage Review October 2021 (Updated February 2023)



Planning and Environment Act 1987

# MELBOURNE PLANNING SCHEME

## AMENDMENT C405melb

### EXPLANATORY REPORT

#### Who is the planning authority?

This amendment has been prepared by the City of Melbourne who is the Planning Authority for this amendment.

#### Land affected by the Amendment

The amendment applies to the area of Carlton outlined in Figure 1 below and to the Punt Road Oval and a small section of Yarra Park to the southeast of the Punt Road Oval in East Melbourne.

This includes the study area of the *Carlton Heritage Review November 2021* [\(updated February 2022\)](#) (the Review) as shown at Figure 1 below and also includes Lincoln and University Squares. The area includes the land bounded by Victoria Street to the south, Princes Street to the north, Swanston Street to the west and Nicholson Street to the east.

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

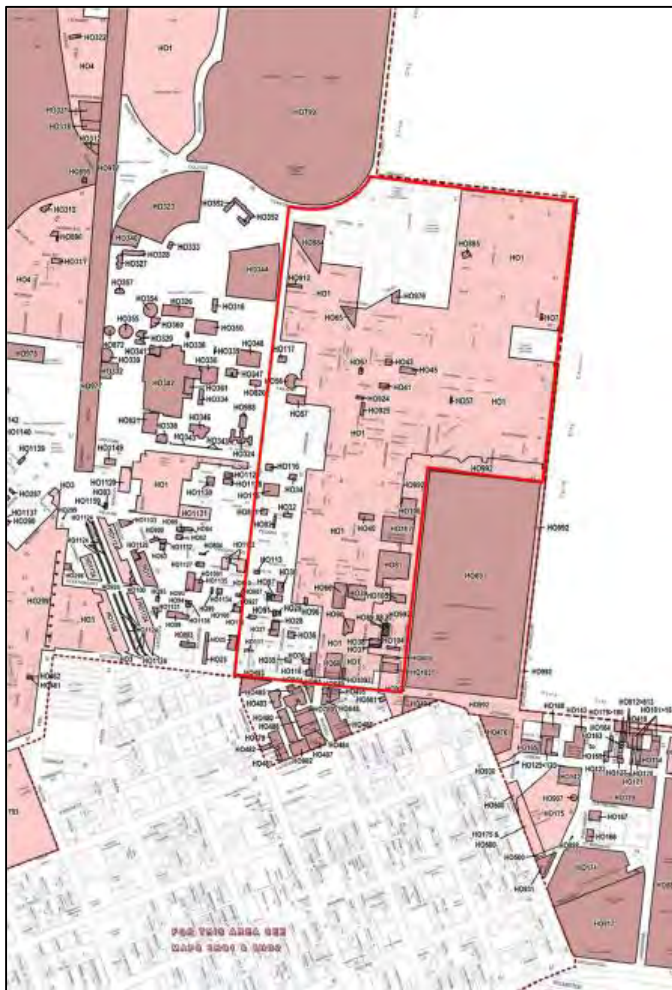


Figure 1. Carlton Heritage Review Study Area

## What the Amendment does

The *Carlton Heritage Review November 2021* ~~Updated February 2023~~ (the Review) is a heritage review of the land shown at Figure 1. The amendment implements the recommendations of the Review on a permanent basis by:

- Applying individual Heritage Overlays to seven (7) places and introducing new Statements of Significance for each heritage place.
- Applying two (2) serial listing Heritage Overlays to multiple sites and introducing new Statements of Significance for each heritage place.
- Amending three (3) existing Heritage Overlays by converting them into three (3) heritage precincts and introducing new Statements of Significance for each heritage place.
- Introducing Statements of Significance for twenty (20) existing individual heritage overlays.
- Deleting ~~seven (7)~~ ~~four (4)~~ existing individual Heritage Overlays.
- Amending the existing incorporated document titled ~~Heritage Places Inventory March 2022 (Amended January 2023), Heritage Places Inventory February 2020 Part A (Amended May 2021) and Heritage Places Inventory Part B~~ to reflect ~~41 permanent~~ heritage category changes ~~for 59 properties~~ (in addition to the new ~~properties~~ ~~individual and serial listings outlined~~ ~~outlined listed~~ ~~above~~).
- Amending the boundary and Statement of Significance for the HO1 Carlton Precinct Heritage Overlay.
- Amending the existing ~~individual~~ Heritage Overlay maps for ~~nine six (69)~~ ~~properties~~ ~~places~~ to correct mapping anomalies.

~~Melbourne Planning Scheme Amendment C396 (Finalisation of the Heritage Places Inventory) proposes the translation of heritage gradings that affect properties across the municipality, including 32 properties within the Carlton Heritage Review 2021 study area. Both Amendments review the 32 affected properties to provide for additional assessment. Attachment 1 identifies the properties also being considered in Amendment C396.~~

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

- Amends Clause ~~22.05 5.33.1L-02 Heritage (Heritage Places outside the Capital City Zone)~~ to include reference to the *Carlton Heritage Review November 2021* ~~Updated February 2023 for Part A of~~ the policy.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) by:
  - Including seven (7) new individual Heritage Overlays ~~on a permanent basis by detailing copy dates, correlating place names and addresses~~ and ~~including~~ Statements of Significance ~~and an incorporated plan~~:
    - HO1390 - ~~RMIT~~ Building 94, ~~Royal Melbourne Institute of Technology (RMIT)~~ (23-37 Cardigan Street, Carlton).
    - HO1391 - ~~Cardigan House Carpark (Name)~~ Royal Women's Hospital Carpark (96 Grattan Street, Carlton)
    - HO1392 - Earth Sciences Building ~~McCoy Building~~, University of Melbourne (253-283 Elgin Street, Carlton). ~~Include a new incorporated plan for this place.~~
    - HO1393 - ~~RMIT~~ Building 71, ~~Royal Melbourne Institute of Technology (RMIT)~~ (33-89 Lygon Street, Carlton) ~~also known as 42-48 Cardigan Street, Carlton - Building 71 only~~
    - HO1394 - Cross Street Co-operative Housing (422-432 Cardigan Street, Carlton)
    - HO1395 - ~~Commercial/office~~ building (207-221 Drummond Street, Carlton)
    - HO1396 - ~~Townhouses- Postmodern Terrace Row~~ (129- ~~141- 135- 137 and 139- 141~~ Canning Street, Carlton)

- Including two (2) new serial listing Heritage Overlays ~~on a permanent basis by deleting expiry dates~~ and ~~including~~ Statements of Significance:
  - HO1397 – Ministry of Housing Infill ~~Public~~-Housing (~~75-79 Kay Street, 76-80 Station Street, 78 Kay Street, 43-45 Kay Street, 136 Canning Street, 51-53 Station Street and 56-62 Station Street, Carlton~~~~78 Kay Street, 43-45 Kay Street, 75-79 Kay Street, 136 Canning Street, 56-58 Station Street, 60-62 Station Street, 76 Station Street, 80 Station Street, 51 Station Street, 53 Station Street, Carlton~~).
  - HO1398 – ~~RMIT~~ Buildings 51, 56 and 57, ~~Royal Melbourne Institute of Technology (RMIT); Building 51~~ (80-92 Victoria Street, ~~Carlton~~), ~~Building 56~~ (33-89 Lygon Street, ~~Building 56 only~~) and ~~Building 57~~ (33-89 Lygon Street, ~~Carlton~~ ~~Building 57 only~~).
- Revising three (3) existing individual Heritage Overlays to form new heritage precincts and introduce Statements of Significance for each place:
  - HO64 – ~~1-31 Lygon Street~~ with new precinct name ~~Former~~-Carlton Union Hotels Precinct'
  - HO81 – ~~5-21 Pelham Street~~ with new precinct name 'Former Children's Hospital Precinct'
  - HO97 – ~~128-140 Queensberry Street~~ with new expanded precinct named 'Hotel Lincoln and Environs Precinct' ~~(delete the expiry date)~~
- Deleting ~~seven (7)~~~~four (4)~~ existing individual Heritage Overlays:
  - HO28 – 71 Cardigan Street, Carlton (due to incorrect mapping)
  - HO34 – 245-257 Cardigan Street, Carlton (incorporate into HO1)
  - ~~HO70 – 16-22 Orr Street, Carlton (due to demolition)~~
  - ~~HO96 – 106-108 Queensberry Street, Carlton (due to demolition)~~
  - HO807- 144-146 Queensberry Street, Carlton (incorporate into HO97)
  - HO811 – 630 Swanston Street, Carlton (due to demolition)
  - ~~HO117 – 784-786 Swanston Street and 253-275 Elgin Street, Carlton (due to demolition)~~
- Revising the ~~place names and/or~~ addresses of ~~seven (7)~~ ~~twenty (20)~~ existing ~~permanent~~ individual heritage places ~~that~~:
  - ~~HO27 – 51-65 Cardigan Street, Carlton to~~ ~~Terrace Row~~, George's Terrace, ~~and, (Clare House), Terrace Row~~, 51-71 Cardigan Street, Carlton
  - ~~HO29 - 83-87 Cardigan St, Carlton to Shops and residences, 83-87 Cardigan St, Carlton~~
  - ~~HO30 - 101-111 Cardigan St, Carlton to Residential Terrace Row, 101-111 Cardigan St, Carlton~~
  - ~~HO32 - 199-201 Cardigan St, Carlton to Pair of Dwellings, 199-201 Cardigan St, Carlton~~
  - ~~HO35 - 18-22 Cardigan St, Carlton to Residential Terrace Row, 18-22 Cardigan St, Carlton~~
  - ~~HO36 - 50-56 Cardigan St, Carlton to Mary's Terrace, 50-56 Cardigan Street, Carlton~~
  - ~~HO58 - 272-278 Faraday St, Carlton to Royal Terraces, 272-278 Faraday St, Carlton~~
  - HO71 – 22-24 Palmerston Street, Carlton to ~~Former St John Young Hotel and cottages, Hotel and Residences~~, 18-24 Palmerston Street, Carlton,
  - HO82 – 96 Pelham Street, Carlton to ~~Former~~ Factory ~~Warehouse and~~

- store 96-106 Pelham Street, Carlton
- HO87 – 19 Queensberry St, Carlton to Gavazzi Terrace, 19 Queensberry St, Carlton
- HO90 – 53-63 Queensberry Street, Carlton to Former Catholic Apostolic Church Complex now known as Romanian Orthodox Church of St Peter and Paul 53-63 Queensberry St Carlton
- HO91 – 133-135 Queensberry St, Carlton to Pair of Dwellings, 133-135 Queensberry St, Carlton
- HO103 – 25-27 Rathdowne St, Carlton to Dwelling, 25-27 Rathdowne St, Carlton
- HO104 – 49 Rathdowne St, Carlton to Montefiore House, 49 Rathdowne St, Carlton
- HO111 – 466 Swanston Street, Carlton to Pair of Shops and Residences 462-468 Swanston Street, Carlton
- HO112 – 508-512 Swanston St, Carlton to Pair of Shops and Residences, 508-512 Swanston St, Carlton
- HO113 – 554-556 Swanston St, Carlton to Pair of Dwellings, 554-556 Swanston St, Carlton
- HO116 – 676-682 Swanston Street, Carlton to Residential Terrace Row 676-682 Swanston St, Carlton
- HO118 – 68-72 Victoria Street, Carlton to Russell Terrace, 68-72 Victoria Street
- HO809 – from 29-31 Rathdowne St, Carlton to Former Manufacturing Building, 29-31 Rathdowne St, Carlton
- HO57 – from Kathleen Syme Education Centre (Former Primary School No.112) 251 Faraday Street, Carlton to Kathleen Syme Education Centre (Former Primary School No.112) 249-263 Faraday Street, Carlton
- HO68 – from Trades Hall 2 Lygon Street & 172 Victoria Street, Carlton to Trades Hall 2 40 Lygon Street, Carlton
- Amend the *Heritage Precincts Statements of Significance February 2020* by changing the date to ~~November 2021~~ April 2023 and removing the Carlton Precinct Statement of Significance.
- Introduce a revised *HO1 Carlton Precinct Statement of Significance* ~~November 2021~~ April 2023 incorporated document.
- Introduce separate Statements of Significance for the following twenty (20) existing individual Heritage Overlay places:
  - HO35 – 18-22 Cardigan Street, Carlton
  - HO36 – 50-56 Cardigan Street, Carlton
  - HO27 – 51-71 Cardigan Street, Carlton
  - HO29 – 83-87 Cardigan Street, Carlton
  - HO30 – 101-111 Cardigan Street, Carlton
  - HO32 – 199-201 Cardigan Street, Carlton
  - HO56 – 272-278 Faraday Street, Carlton
  - HO71 – 18-24 Palmerston Street, Carlton
  - HO82 – 96-106 Pelham Street, Carlton
  - HO87 – 19 Queensberry Street, Carlton

- HO90 – ~~59-53-63~~ Queensberry Street, Carlton
  - HO91 – 133-135 Queensberry Street, Carlton
  - HO103 – 25-27 Rathdowne Street, Carlton
  - HO809 – 29-31 Rathdowne Street, Carlton
  - HO104 – 49 Rathdowne Street, Carlton
  - HO111 – 466 Swanston Street, Carlton
  - HO112 – 508-512 Swanston Street, Carlton
  - HO113 – 554-556 Swanston Street, Carlton
  - HO116 – 676-682 Swanston Street, Carlton
  - HO118 – 68-72 Victoria Street, Carlton
- Amends Melbourne Planning Scheme Maps 5HO and 8HO by:
    - ~~Introducing~~ ~~Applying~~ seven (7) ~~new~~ individual Heritage Overlays ~~and~~ two (2) ~~new~~ serial listing Heritage Overlays ~~on a permanent basis~~, and delete ~~seven (7)~~ ~~four~~ (4) individual Heritage Overlays to reflect the changes as described above.
    - Amending the boundary of ~~three (3)~~ ~~two (2)~~ existing individual Heritage Overlays:
      - ~~Extend HO35 to include 22 Cardigan Street, Carlton.~~
      - Extend HO71 to include 18 Palmerston Street and 20 Palmerston Street, Carlton (delete HO1).
      - Extend HO97 to ~~reflect the existing titles of 138 Queensberry Street and 140 Queensberry Street to~~ apply to 144-146 Queensberry Street (delete HO807) and to apply to 148-150 Queensberry Street ~~(currently no Heritage Overlay) on a permanent basis.~~
    - Amending boundaries due to mapping errors relating to ~~nine (9)~~ ~~six (6)~~ existing individual Heritage Overlays:
      - HO32 - 199 Cardigan Street and 201 Cardigan Street to reflect the existing titles.
      - ~~HO57 – applies to Kathleen Syme Education Centre at 249-263 Faraday Street. Currently incorrectly applied at 112 Faraday Street. Delete HO57 and apply HO1 to 112 Faraday.~~
      - HO56 – 272-278 Faraday Street to reflect the existing title.
      - HO82 – 96 Pelham Street to reflect the existing title.
      - ~~HO97 – 138 Queensberry Street and 140 Queensberry Street to reflect the existing titles.~~
      - HO90 – 53-63 Queensberry Street to reflect the existing title.
      - HO103 – applies to 25-27 Rathdowne Street. Currently incorrectly applied at 23 Rathdowne Street. Delete HO103 from 23 Rathdowne Street and apply HO992.
      - ~~HO809 – applies to 29-31 Rathdowne Street. Currently incorrectly applied at 35 Rathdowne Street. Remove HO809 from 35 Rathdowne Street and apply HO992.~~
      - HO118 – 68-72 Victoria Street to remove 9 Lygon Street.
    - Amending the HO1 Carlton Precinct Heritage Overlay boundary to cover ~~three-~~ ~~four (3)~~ additional ~~places~~ ~~sites on a permanent basis~~:
      - 245-257 Cardigan Street (delete existing HO34).
      - 251-257 Cardigan Street - currently no Heritage Overlay.
      - 138-142 Bouverie Street (Lincoln Square) - currently ~~no Heritage Overlay~~ in HO1



~~interna~~

- ~~The northern portion of McDonald Lane, at the east of 53-63 Queensberry Street, (delete existing HO90).~~

- Amends the Schedule to Clause 72.04 (Incorporated Documents) by:
  - Introducing thirty-two (32) Statements of Significance.
  - Amending the *Heritage Precincts Statements of Significance February 2020* by changing the date to ~~November 2021~~ ~~April 2023~~ and removing the Carlton Precinct Statement of Significance.
  - Introducing a revised *HO1 Carlton Precinct Statement of Significance* ~~November 2021~~ ~~April 2023~~.
  - Amending the *Heritage Places Inventory February 2020 Part A* ~~March 2023~~ (Amended ~~May 2021~~ ~~January 2023~~) to:
    - Change the date amended to ~~November 2021~~ ~~April 2023~~.
    - Change the heritage category of ~~82-41 places~~ in the manner described in Attachment 1.
    - Correct addressing and other anomalies in the manner described in Attachment 1.
  - ~~Amending the incorporated document titled *Heritage Places Inventory February 2020 Part B* to add the date amended of November 2021 and to remove 24 properties in the manner described in Attachment 1.~~
  - ~~Introducing a new incorporated plan for HO1392 Earth Sciences Building (McGoy Building) University of Melbourne, 253-283 Elgin Street, Carlton, April 2023.~~
- Amends the Schedule to Clause 72.08 Background Documents by adding the *Carlton Heritage Review November 2021* ~~updated February 2023~~ as a Background Document.

The *Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021* ~~Updated February 2023~~ is a heritage review of the Punt Road Oval, East Melbourne. The amendment implements the recommendations of the *Punt Road Oval (Richmond Cricket Ground) Heritage Review October 2021* ~~Updated February 2023~~. The amendment makes the following changes on a permanent basis:

- Amends Clause ~~22.05 (Heritage Places outside the Capital City Zone)~~ ~~15.03-1L-02 Heritage~~ to add the *Punt Road Oval (Richmond Cricket Ground) Heritage Review October 2021* ~~Updated February 2023~~ as a policy ~~reference document~~ ~~at Part A~~.
- ~~Deletes the redundant Clause 15.03-1L-03 Heritage – Old categorisation system as Punt Road Oval (Richmond Cricket Ground) is now converted to the new categorisation system.~~
- Amends the Schedule to Clause 43.01 (Heritage Overlay) by ~~relating reference to the redundant Clause 15.03-1L-03 Heritage (Old categorisation system), deleting the Clause number referenced for 15.03-1L-02 Heritage, and~~ including one (1) new individual Heritage Overlay (HO1400 Punt Road Oval (Richmond Cricket Ground)) and Statement of Significance.
- Amends Melbourne Planning Scheme Map 9HO by deleting the part of HO2 East Melbourne & Jolimont Precinct that currently applies to Punt Road Oval and a small section of Yarra Park to the southeast and applying HO1400 to Punt Road Oval and a small section of Yarra Park to the southeast.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) by:
  - Introducing a Statement of Significance for the Punt Road Oval (Richmond Cricket Ground).
  - ~~Deleting the redundant incorporated document titled *Heritage Places Inventory February 2020 Part B*~~
  - Amending the incorporated document titled *Heritage Places Inventory* ~~March 2023~~ ~~Amended January 2023~~ to change the date amended to ~~April 2023~~ to include the Punt Road Oval (Richmond Cricket Ground) with a building category of "Significant" and a streetscape category of "-".

- Amends the Schedule to Clause 72.08 Background Documents by adding the *Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021* ~~Updated February 2023~~ as a Background Document.

## Strategic assessment of the Amendment

### Why is the Amendment required?

The amendment is required to provide permanent heritage protection for places identified in the *Carlton Heritage Review* ~~September-November 2021~~ ~~Updated February 2023~~ to ensure their values are recognised and protected. The introduction of heritage controls will ensure that the potential impact of new development on the heritage value of these places is considered as part of development applications and achieve the best planning outcomes. The amendment is also required to incorporate new statements of significance to the planning scheme and to rectify mapping and property address anomalies.

The amendment is required to update existing heritage protection for the Punt Road Oval, East Melbourne. The Oval is identified in the *Heritage Places Inventory February 2020 Part B* as a 'C' graded building. This amendment implements the recommendations of the *Punt Road Oval (Richmond Cricket Ground) Heritage Review*, ~~October 2021~~ ~~Updated February 2023~~ ~~October 2024~~ by ~~Context CMI~~ which identified the Oval as being of individual heritage significance to the City of Melbourne.

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

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

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

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

#### *Environmental*

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

#### *Social and Economic*

Heritage buildings and places engender a sense of place and connection in communities. The recognition of buildings, streetscapes and precincts contributes to an understanding of Carlton's cultural heritage for present and future generations. The protection of these heritage places will ensure that the unique character, appeal and interest of the Carlton area is retained for the benefit of locals and visitors. The retention of heritage fabric will bring economic benefit as it strengthens the attractiveness of the area and encourages people to want to visit, work and spend time and money.

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

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

### Does the Amendment address relevant bushfire risk?

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

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

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

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

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

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

*Clause 15.03-1L-02 (Heritage) – which seeks to conserve and enhance all heritage places as well as to promote the identification, protection and management of Aboriginal cultural heritage values.*

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

### How does the amendment support or implement the Municipal Planning Strategy?

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

The **Local Planning Policy Framework (LPPF) Municipal Planning Strategy (MPS)** contains **objectives and strategies/strategic directions** that are relevant to the proposed Amendment. In particular, the Amendment supports the following **objectives/strategic direction set under Clause 02.03-4 Built Environment and heritage, is:**

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

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

**Clause 22.05 (Heritage Places outside the Capital City Zone) of the LPPF which seeks to**



**conserve and enhance all heritage places as well as to promote the identification, protection and management of aboriginal cultural heritage values.**

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The Amendment makes proper use of the Victoria Planning Provisions. The Heritage Overlay and Schedule is the proper Victorian Planning Provision tool for heritage controls over a place of heritage value.

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

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

The views of relevant agencies, affected property owners and relevant principal community groups will be sought during the public exhibition phase for the Amendment.

### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment does not have an impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

### **Resource and administrative costs**

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

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

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

### **Where you may inspect this Amendment**

The amendment can be inspected free of charge at the City of Melbourne's website at <https://participate.melbourne.vic.gov.au/amendment-c405>

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

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

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

### **Submissions**

**Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by Thursday 31 March 2022.**

**A submission must be in writing and lodged either:**

- **Online - <https://participate.melbourne.vic.gov.au/amendment-c405>**
- **By email: [heritage@melbourne.vic.gov.au](mailto:heritage@melbourne.vic.gov.au)**
- **By post:**  
**Manager Heritage Strategy**

City of Melbourne  
GPO Box 1603  
MELBOURNE VIC 3001

**Panel hearing dates**

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

- directions hearing- 27 June 2022
- panel hearing- 8 August 20

## ATTACHMENT 1: SITES INCLUDED IN AMENDMENT C405 (PERMANENT CONTROLS)

## 1. NEW INDIVIDUAL HERITAGE OVERLAYS

Existing Heritage Overlay (database)	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <b>Heritage Places Inventory 2020 Part A</b> <b>Heritage Places Inventory March 2022</b>	Place also included in Amendment <b>C396</b>
None	HO1390	Yes Apply <b>new</b> HO1390 <b>permanent</b> (Mapping reference 5HO and 8HO)	Building 94 Royal Melbourne Institute of Technology (RMIT) 23-37 Cardigan Street	23-37 Cardigan Street	Yes <b>delete</b> <b>Add HO1390 as a new heritage place- Building 94 Royal Melbourne Institute of Technology (RMIT)- (23-37 Cardigan Street, Carlton)</b> <b>Rename HO1390 from Building 94 Royal Melbourne Institute of Technology (RMIT) 23-37 Cardigan Street, Carlton to HO1390 RMIT Building 94, 23-37 Cardigan Street, Carlton</b> Add reference to Statement of Significance for HO1390	Yes	Yes Include in <b>Part A</b> Inventory <b>permanent</b> with category of "Significant" and streetscape category "-"	No
None	HO1391	Yes Apply <b>new</b> HO1391 <b>permanent</b> (Mapping reference 5HO)	<b>None</b> Royal Women's Hospital Carpark 96 Grattan Street	96 Grattan Street	Yes <b>delete</b> <b>Add HO1391 as a new heritage place</b> <b>Rename HO1391 from Royal Women's Hospital Carpark, 96 Grattan Street, Carlton to HO1391 "Cardigan House Carpark" Royal Women's Hospital Carpark, 96 Grattan Street, Carlton</b> Add reference to Statement of Significance for HO1391	Yes	Yes Include in <b>Part A</b> Inventory <b>permanent</b> with category of "Significant" and streetscape category "-"	No
None	HO1392	Yes Apply <b>new</b> HO1392 <b>permanent</b> <b>to 253-283</b> (Mapping reference 5HO)	University of Melbourne Earth Sciences Building (McCoy Building) 253-283 Elgin Street	253-283 Elgin Street (McCoy Building only)	Yes <b>delete</b> <b>Add HO1392 as a new heritage place</b> <b>Rename HO1392 from "Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton" to HO1392 "Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton"</b> Add reference to Statement of Significance for HO1392 <b>Add reference to Incorporated Plan for HO1392</b>	Yes	Yes Include in <b>Part A</b> Inventory <b>permanent</b> with category of "Significant" and streetscape category "-"	No

Existing Heritage Overlay (database)	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory 2020</i> Part A <i>Heritage Places Inventory March 2022</i>	Place also included in Amendment C396
4	HO1393	Yes Apply <del>new</del> HO1393 <del>as a permanent HO</del> (Building 71 only) (Mapping reference 5HO)	Building 71 Royal Melbourne Institute of Technology (RMIT) 33-89 Lygon Street	<del>33-89 Lygon Street</del> <del>33-89 Lygon Street</del> Building 71 (also known as 42 Cardigan Street)	Yes <del>Delete expiry date</del>  Add HO1393 as a new heritage place: <del>Apply HO1393 from Building 71 Royal Melbourne Institute of Technology RMIT, 33-89 Lygon Street, Carlton HO1393 "71" Building 71 Royal Melbourne Institute of Technology (RMIT) 33 89 Lygon Street, Carlton (also known as 42 Cardigan Street, Carlton)</del>  Add reference to Statement of Significance for HO1393	Yes	Yes Include in Part A Inventory <del>as a permanent HO</del> with category of "Significant" and streetscape category "-"	No
5	HO1394	Yes Apply <del>new</del> HO1394 <del>as a permanent HO</del> (Mapping reference 5HO)	Co-operative housing (Cross Street Co-operative Housing) 422-432 Cardigan Street	422-432 Cardigan Street	Yes <del>Delete expiry date</del>  Add HO1394 as a new heritage place: <del>"Cross Street Co-operative Housing, (422-432 Cardigan Street, Carlton)"</del>  Add reference to Statement of Significance for HO1394	Yes	Yes Include in Part A Inventory <del>as a permanent HO</del> with category of "Significant" and streetscape category "-"	No

## 2. NEW INDIVIDUAL HERITAGE OVERLAYS LOCATED IN CARLTON PRECINCT (HO1)

Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory 2020</i> Part A <i>March 2022</i>	Place also included in Amendment C396
6	HO1395	Yes <del>Remove HO1 and</del> apply HO1395 <del>as a permanent HO</del> (Mapping reference 5HO)	Office Building 221 Drummond 207-221 Drummond Street	207-221 Drummond Street	Yes <del>Delete expiry date</del>  Add HO1395 as a new heritage place: <del>"Office Building, (207-221 Drummond Street, Carlton)"</del>  Add reference to Statement of Significance for HO1395	Yes	Yes Include in Part A Inventory <del>as a permanent HO</del> with category of "Significant" "-"	No
7	HO1396	Yes	Postmodern Terrace Row	129-135 Canning Street	Yes <del>Delete expiry date</del>	Yes	Yes	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Place also included in Amendment C396
		Remove HO1 and apply HO1396 (Mapping reference 5HO)	129-135 Canning Street			Add HO1396 as a new heritage place: "Postmodern Terrace Row, (129-135, 137 and 139-141 Canning Street, Carlton)"  Add reference to Statement of Significance for HO1396	Include in Part A Inventory with category of "Significant" and streetscape category "-"	
8		Yes Remove HO1 and apply HO1396 (Mapping reference 5HO)	Postmodern Terrace Row 137 Canning Street	137 Canning Street	Yes Add HO1396 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category "-"	No
9		Yes Remove HO1 and apply HO1396 (Mapping reference 5HO)	Postmodern Terrace Row 139-141 Canning Street	139-141 Canning Street	Yes Add HO1396 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category "-"	No

3. NEW SERIAL LISTING HERITAGE OVERLAYS LOCATED WITHIN AND OUTSIDE CARLTON PRECINCT HO1

Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Place also included in Amendment C396
HO1397	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 78 Kay Street	78 Kay Street	Yes  Add HO1397 as a new heritage place: "Ministry of Housing Infill Housing, Serial listing 78 Kay Street, Carlton 43-45 Kay Street, Carlton 75-79 Kay Street, Carlton 136 Canning Street, Carlton 66-68 Station Street, Carlton 60-62 Station Street, Carlton 76 Station Street, Carlton 80 Station Street, Carlton 61 Station Street, Carlton 63 Station Street, Carlton"	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category "-"	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Place also included in Amendment C396
						Add reference to Statement of Significance for HO1397		
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 43-45 Kay Street	43-45 Kay Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 75-79 Kay Street	75-79 Kay Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 136 Canning Street	136 Canning Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 56-58 Station Street	56-58 Station Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 60-62 Station Street	60-62 Station Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Place also included in Amendment C396
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 76 Station Street	76 Station Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 80 Station Street	80 Station Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 51 Station Street	51 Station Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1397 H O1	HO1397	Yes Remove HO1 and apply HO1397 (Mapping reference 5HO)	Ministry of Housing Infill Housing 53 Station Street	53 Station Street	Yes Add HO1397 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No
HO1398 N one	HO1398	Yes Add HO1398 (Mapping reference 8HO)	Building 51 Royal Melbourne Institute of Technology (RMIT) 80-92 Victoria Street (Building 51 only)	80-92 Victoria Street (Building 51 only)	Yes Delete every date Remove HO1398 from Building 51, 80 and 81, Royal Melbourne Institute of Technology (RMIT), Social Housing 80-92 Victoria Street, Carlton Building 51 80-92 Victoria Street, Carlton Building 50 and Building 51 81-89 Lygon Street, Carlton Building 50 and Building 51 RMIT Address 51, 80 and 81, Social Housing 80-92 Victoria Street, Carlton Building 51	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category ""	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Place also included in Amendment C396
						<p>33-89 Lygon Street, Carlton (Building 56 and Building 57)</p> <p>Add HO1398 as a new heritage place - Buildings 51, 56 and 57 Royal Melbourne Institute of Technology (RMIT) Serial listing</p> <p>80-90 Victoria Street, Carlton (Building 51)</p> <p>33-89 Lygon Street, Carlton (Building 56 and Building 57)</p> <p>Add reference to Statement of Significance for HO1398</p>		
HO1398	HO1398	Yes Add HO1398 (Mapping reference 5HO)	Building 56 Royal Melbourne Institute of Technology (RMIT) 33-89 Lygon Street (Building 56 only)	33-89 Lygon Street Building 56 only (also known as 115 Queensberry Street)	Yes Add HO1398 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category "-"	No
HO1398	HO1398	Yes Add HO1398 (Mapping reference 5HO)	Building 57 Royal Melbourne Institute of Technology (RMIT) 33-89 Lygon Street (Building 57 only)	33-89 Lygon Street Building 57 only (also known as 53 Lygon Street)	Yes Add HO1398 as above	Yes	Yes Include in Part A Inventory with category of "Significant" and streetscape category "-"	No

4. PROPOSED NEW PRECINCTS CREATED FROM EXISTING HERITAGE OVERLAYS



Existing Heritage Overlay	Proposed HO	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Place also included in Amendment C396	
23	HO64	HO64	No	Former Dover Hotel 1-7 Lygon Street	1-7 Lygon	Yes Rename HO64 from "1-31 Lygon St, Carlton" to HO64 "Former Carlton Union Hotels Precinct" 1-31 Lygon Street, Carlton. Add reference to Statement of Significance for HO64.	Yes	No	No
24			No	Shop 9 Lygon Street	9 Lygon Street	Yes Rename HO64 as above	Yes	No	No
25			No	Former Office 11 Lygon Street	11 Lygon Street	Yes Rename HO64 as above	Yes	No	No
26			No	Shop 13-15 Lygon Street Shop	13-15 Lygon Street Shop	Yes Rename HO64 as above	Yes	No	No
27			No	Former Offices 17-25 Lygon Street	17-25 Lygon Street	Yes Rename HO64 as above	Yes	No	No
28			No	John Curtin Hotel 27-31 Lygon Street	27-31 Lygon Street	Yes Rename HO64 as above	Yes	Yes Include in Part A Inventory with changed building category from "Contributory to Significant" and streetscape category "-"	No
29	HO81	HO81	No	Terrace 110 Drummond Street	110 Drummond Street	Yes Rename HO81 from "5-21 Pelham St, Carlton" to HO81 "Former Children's Hospital Precinct" 110-150 Drummond Street, 15-31 Pelham Street, 125-161 Rathdowne Street, Carlton. Add reference to Statement of Significance for HO81	Yes	No	No
30			No	Terrace 112 Drummond Street	112 Drummond Street	Yes Rename HO81 as above	Yes	No	No
31			No	Terrace 114 Drummond Street	114 Drummond Street	Yes Rename HO81 as above	Yes	No	No
			No	Apartment building 116-140 Drummond Street	116-140 Drummond Street	Yes Rename HO81 as above	Yes	No	No

Existing Heritage Overlay	Proposed HO	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory 2020 Part A March 2022</i>	Place also included in Amendment C396	
33		No	Princess May Pavilion 142-150 Drummond Street	142-150 Drummond Street	Yes Rename HO81 as above	Yes	Yes Include in Part A Inventory (Administration Building only) with category of "Significant" and streetscape category "Significant"	No	
34		No	Administration Building 15-31 Pelham Street	15-31 Pelham Street (Administration Building only)	Yes Rename HO81 as above	Yes	Yes Include in Part A Inventory (Administration Building only) with category of "Significant" and streetscape category "Significant"	No	
35		No	Nurses' Home 125-139 Rathdowne Street	125-139 Rathdowne Street	Yes Rename HO81 as above	Yes	Yes Include in Part A Inventory (Administration Building only) with category of "Significant" and streetscape category "Significant"	No	
36	HO97	HO97	Two storey shop 134 Queensberry Street	134 Queensberry Street	Yes Delete existing HO97 Rename HO97 from "128-140 Queensberry St, Carlton" to HO97 "Hotel Lincoln and Environs Precinct: 91-95 Cardigan Street, 134-150 Queensberry Street, Carlton" Add reference to Statement of Significance for HO97	Yes	No	No	
37	HO97	HO97	Two storey shop 136 Queensberry Street	136 Queensberry Street	Yes Rename HO97 as above	Yes	No	No	
38	HO97	HO97	Yes Correct mapping to cover the extent of the property (mapping reference 5HO)	Two storey shop 138 Queensberry Street	138 Queensberry Street	Yes Rename HO97 as above	Yes	No	No
39	HO97	HO97	Yes Correct mapping to cover the extent of the property (mapping reference 5HO)	Two storey shop 140 Queensberry Street	140 Queensberry Street	Yes Rename HO97 as above	Yes	No	No

Existing Heritage Overlay	Proposed HO	Change to HO Mapping	Site Name and Property Address (City of Melbourne property database)	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Place also included in Amendment C396	
40	HO97	HO97	No	Hotel Lincoln 91-95 Cardigan Street	91-95 Cardigan Street	Yes Rename HO97 as above	Yes	No	No
41	HO807	HO97	Yes Remove HO807 and extend HO97 (Mapping reference 5HO)	Former manufacturing building 144-146 Queensberry	144-146 Queensberry	Yes Remove HO807 and add HO97 Hotel Lincoln and Environs Precinct as above	Yes Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "2" No	Yes	Yes
42	None	HO97	Yes Extend HO97 to the site (Mapping reference 5HO)	Chinese Mission Church 148-150 Queensberry Street	148-150 Queensberry Street	Yes Add HO97 Hotel Lincoln and Environs Precinct as above	Yes Include in Part A Inventory with building category of "Significant" and streetscape category of "-"	Yes	No

## 5. EXISTING INDIVIDUAL HERITAGE OVERLAYS TO BE DELETED

Existing Heritage Overlay	Proposed HO	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Property also included in C396	
43	HO28	None	Yes Correct mapping to delete HO28 from 73 Cardigan Street, a non-contributory building (Mapping reference 5HO)	73 Cardigan Street	No Relates to a non-contributory building	Yes Remove HO28 "71 Cardigan St, Carlton" from schedule	No No change (not listed in Inventory)	No	No
44	HO34	HO1	Yes Remove HO34 and apply HO1 (Mapping reference 5HO)	Three Terrace Dwellings 245-249 Cardigan Street	245-249 Cardigan Street	Remove HO34 "245-257 Cardigan St, Carlton" from schedule	No Include in Part A Inventory with changed building category from "Significant" to "Contributory" and streetscape category "-"	No	No
45	HO117	None	Yes Remove HO117 (Mapping reference 5HO)	253-275 Elgin Street	No Demolished No change (not listed in inventory)	Remove HO117 "784-786 Swanston St, Carlton" from schedule	No No change (not listed in inventory)	No	Yes

Existing Heritage Overlay	Proposed HO	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend <i>Heritage Places Inventory 2020 Part A March 2022</i>	Property also included in <i>C396</i>
46	HO57	HO1	Yes Mapping correction. Remove HO57 and apply HO1. (Mapping reference 5HO)	112 Faraday Street	112 Faraday Street	No HO57 incorrectly mapped at 112 Faraday Street HO57 "Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton" will remain in schedule	No No change, already listed in inventory with building category "Contributory" and streetscape category "-"	Yes
47	HO70	None	Yes Remove HO70. (Mapping reference 8HO)	16-26 Orr Street	No Demolished	Remove HO70 "16-22 Orr Street" from schedule	No No change (not listed in inventory)	Yes
48	HO96	HO1	Yes Remove HO96 and apply HO1. (Mapping reference 5HO)	106-112 Queensberry Street (incorrectly listed in Part B Inventory as 106-108 Queensberry Street)	No Demolished	Remove HO96 "106-112 Queensberry Street" from schedule	Yes Remove from Part B Inventory	Yes
49 5	HO807	HO97	Yes Remove HO807 and extend HO97 to include site (Mapping reference 5HO)	Former Manufacturing Building 144-146 Queensberry Street	144-146 Queensberry Street	Remove HO807 "144-146 Queensberry St, Carlton" from schedule	Yes Yes No Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "2"	Yes
50	HO809	HO992	Yes Correct mapping to remove HO809 and apply HO992. (Mapping reference 8HO)	35 Rathdowne Street	Not listed Relates to a non-contributory building	No HO809 incorrectly mapped at 35 Rathdowne Street HO809 "29-31 Rathdowne st, Carlton" will remain in schedule	No No Not listed	Yes
46 54	HO811	HO1	Yes Remove HO811 (Mapping reference 5HO)	640 Swanston Street (incorrectly listed in Part A Inventory as 630 Swanston Street)	No Demolished	Remove HO811 "630 Swanston St, Carlton" from schedule	No Yes Remove from Part A Inventory	No
52	HO117	none	Yes Remove HO117 (Mapping reference 5HO)	College Square on Swanston 768-804 Swanston Street	No Demolished Building previously existed at 784-786 Swanston Street	Remove HO117 "784-786 Swanston St, Carlton" from schedule	No No Not listed	Yes

6. **EXISTING** HERITAGE PLACES PROPOSED TO HAVE NEW STATEMENTS OF SIGNIFICANCE

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Property also included in C396
47 53	HO35	HO35	No	Residential Terrace Row 18 Cardigan Street	18 Cardigan Street	Yes  Rename HO35 from "18-22 Cardigan Street, Carlton" to HO35 "Residential Terrace Row, 18-22 Cardigan Street, Carlton"  Add reference to Statement of Significance for HO35 "Residential terrace row, (18-22 Cardigan St, Carlton)"	Yes  Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-"  Building previously graded "D" with a streetscape grading of "3" No	Yes
48 54	HO35	HO35	No	Residential Terrace Row 20 Cardigan	20 Cardigan	Yes  Add reference to Statement of Significance for HO35 as above	Yes  Remove from Part B inventory and include in Part A inventory with building category of "Contributory" and streetscape category of "-"  Building previously graded "D" with a streetscape grading of "3" No	Yes
49 55	None HO35	HO35	Yes  Correct mapping to apply HO35 to include 22 Cardigan Street (Mapping reference 8HO) No	Residential Terrace Row 22 Cardigan	22 Cardigan	Yes  Add reference to Statement of Significance for HO35 as above	Yes  Remove from Part B inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-"  Building previously graded "D" with a streetscape grading of "3" No	Yes
50 56	HO36	HO36	No	Mary's Terrace 50 Cardigan Street	50 Cardigan Street	Yes  Rename HO36 from "50-56 Cardigan St, Carlton" to HO36 "Mary's Terrace, 50-56 Cardigan Street, Carlton"  Add reference to Statement of Significance for HO36 "Mary's Terrace, 50-56 Cardigan St, Carlton"	Yes  No	No
51 7			No	Mary's Terrace 52-56 Cardigan Street	52-56 Cardigan Street	Yes  Add reference to Statement of Significance for HO36 as above	Yes  No	No
58 2	HO27	HO27	No	Terrace Row, George's Terrace, Clare House  51 Cardigan Street	51 Cardigan Street	Yes  Rename HO27 from "51-65 Cardigan St, Carlton" to HO27 "Terrace Row, George's Terrace, Clare House, 51-71 Cardigan St, Carlton".  Add reference to Statement of Significance for HO27	Yes  No	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Property also included in C396
53 60		No	Terrace Row, George's Terrace, Clare House 53 Cardigan Street	53 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
54 60		No	Terrace Row, George's Terrace, Clare House 55 Cardigan Street	55 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
55 64		No	Terrace Row, George's Terrace, Clare House 57 Cardigan Street	57 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
56 62		No	Terrace Row, George's Terrace, Clare House 59 Cardigan Street	59 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
57 63		No	Terrace Row, George's Terrace, Clare House 61 Cardigan Street	61 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
58 64		No	Terrace Row, George's Terrace, Clare House 63 Cardigan Street	63 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
65 65		No	Terrace Row, George's Terrace, Clare House 65-69 Cardigan Street	65-69 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
66 06		No	Terrace Row, George's Terrace, Clare House 71 Cardigan Street	71 Cardigan Street	Yes Rename HO27 and add reference to Statement of Significance as above	Yes	No	No
67 61	HO29	No	Shops and Residences 83-87 Cardigan Street 83 Cardigan Street	83 Cardigan Street	Yes Rename HO29 from 83-87 Cardigan St to HO29 Shops and residences 83-87 Cardigan St Carlton Add reference to Statement of Significance for HO29 Shops and residences 83-87 Cardigan St Carlton	Yes	No	No
68 62		No	Shops and Residences	85 Cardigan Street	Yes	Yes	No	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Property also included in C396
			83-87 Cardigan Street 85 Cardigan Street		Add reference to Statement of Significance for HO29 as above.			
69 63		No	Shops and Residences 83-87 Cardigan Street 87 Cardigan	87 Cardigan Street	Yes Add reference to Statement of Significance for HO29 as above	Yes	No	No
70 64	HO30	No	Residential Terrace Row 101-111 Cardigan Street 101 Cardigan Street	101 Cardigan Street	Yes Rename HO30 from 101-111 Cardigan St Carlton to HO30 Residential Terrace Row 101-111 Cardigan St, Carlton Add reference to Statement of Significance for HO30. Residential Terrace Row 101-111 Cardigan St, Carlton	Yes	No	No
74 65			Residential Terrace Row 101-111 Cardigan Street 103 Cardigan Street	103 Cardigan Street	Yes Add reference to Statement of Significance for HO30 as above	Yes	No	No
72 66			Residential Terrace Row 101-111 Cardigan Street 105 Cardigan Street	105 Cardigan Street	Yes Add reference to Statement of Significance for HO30 as above	Yes	No	No
73 67			Residential Terrace Row 101-111 Cardigan Street 107 Cardigan Street	107 Cardigan Street	Yes Add reference to Statement of Significance for HO30 as above	Yes	No	No
74 68			Residential Terrace Row 101-111 Cardigan Street 109 Cardigan Street	109 Cardigan Street	Yes Add reference to Statement of Significance for HO30 as above	Yes	No	No
75 69			Residential Terrace Row 101-111 Cardigan Street 111 Cardigan Street	111 Cardigan Street	Yes Add reference to Statement of Significance for HO30 as above	Yes	No	No
76 70	HO32	Yes	Pair of Dwellings	199 Cardigan Street	Yes	Yes	Yes	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend <i>Heritage Places Inventory</i> 2020 <b>Part A</b> <i>March 2022</i>	Property also included in <b>C396</b>
		Amend map to cover the extent of the property boundary (Mapping reference 5HO)	199 Cardigan Street (incorrect address listed in <b>Part A</b> Inventory as 199-201 Cardigan Street)		<del>Rename HO32 from 199-201 Cardigan St, Carlton to HO33 - Pair of Dwellings, 199-201 Cardigan St, Carlton</del> Add reference to Statement of Significance for HO32. <del>Pair of Dwellings 199-201 Cardigan St, Carlton</del>		Include in <b>Part A</b> Inventory with changed address. Property is currently listed in inventory with building category of "Significant" and streetscape category of "- "	
<b>77</b> <b>71</b>		Yes Amend map to cover the extent of the property boundary (Mapping reference 5HO)	Pair of Dwellings 201 Cardigan Street (incorrect address listed in <b>Part A</b> Inventory as 199-201 Cardigan Street)	201 Cardigan Street	Yes Add reference to Statement of Significance for HO32 a s above.	Yes	Yes Include in <b>Part A</b> Inventory with changed address. Property is currently listed in inventory with building category of "Significant" and streetscape category of "- "	<b>No</b>
<b>78</b> <b>72</b>	HO56	Yes Amend map to cover the extent of the property boundary (Mapping reference 5HO)	Royal Terrace 272-278 Faraday Street	272-278 Faraday Street	Yes <del>Rename HO56 from 272-278 Faraday St, Carlton to HO58 - Royal Terrace 272-278 Faraday St, Carlton</del> Add reference to Statement of Significance for HO56. <del>Royal Terrace 272-278 Faraday St, Carlton</del>	Yes	No	<b>No</b>
<b>79</b> <b>73</b>	HO1	Yes Delete HO1 and extend HO71 to include 18 Palmerston Street (Mapping reference 5HO)	Hotel and Residences 18 Palmerston Street	18 Palmerston Street	Yes Rename HO71 from "22-24 Palmerston St, Carlton" to HO71 " <del>Hotel and Residences former the John Young Hotel and Cottages</del> 18-24 Palmerston St, Carlton" Add reference to Statement of Significance for <del>18-24 Palmerston St, Carlton</del> HO71	Yes	Yes Include in <b>Part A</b> Inventory <del>Part A</del> with changed building category from "Contributory" to "Significant" and streetscape category of "- "	<b>No</b>
<b>80</b> <b>74</b>	HO1	Yes Delete HO1 and extend HO71 to include 20 Palmerston Street (Mapping reference 5HO)	Hotel and Residences 20 Palmerston Street	20 Palmerston Street	Yes. <del>Rename HO71 and add reference to Statement of Significance for HO71 a s above.</del>	Yes	Yes Include in <b>Part A</b> Inventory <del>Part A</del> with changed building category from "Contributory" to "Significant" and streetscape category of "- "	<b>No</b>



Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Property also included in C396
84 75	HO71	HO71	No	Hotel (Former Sir John Young Hotel) and Residences  22-24 Palmerston Street  (incorrect address listed in Part A Inventory as 24 Palmerston Street Street)	22-24 Palmerston Street	Yes  Rename HO71 and add reference to Statement of Significance for HO71 as above.	Yes  Yes  Include in inventory with changed address.  Property is currently listed in inventory with building category of "Significant" and streetscape category of "-"	No
82 76	HO82	HO82	Yes	Factory / Warehouse  96-106 Pelham Street  (incorrect address listed in Part A Inventory as 96 Pelham Street)	96-106 Pelham Street	Yes  Rename HO82 from "96 Pelham St, Carlton" to HO82 "Factory Warehouse" 96-106 Pelham St Carlton"  Add reference to Statement of Significance for HO82 "96-106 Pelham St Carlton" HO82	Yes  Yes  Include in Part A Inventory with changed address.  Property is currently listed in inventory with building category of "Significant" and streetscape category of "-"	No
83 77	HO87	HO87	No	Gavazzi Terrace 19 Queensberry Street	19 Queensberry Street	Yes  Rename HO87 from "19 Queensberry St, Carlton" to HO87 "Gavazzi Terrace, 19 Queensberry St, Carlton"  Add reference to Statement of Significance for "Gavazzi Terrace 19 Queensberry St, Carlton" HO87	Yes  YesNo  Remove from Part B inventory and include in Part A inventory with building category of "Significant" and streetscape category of "Significant"  Building previously graded "C" with a streetscape grading of "4"	Yes
84 78	HO90	HO90	Yes	Former Catholic Apostolic Church now known as Romanian Orthodox Church of St Peter and Paul  53-63 Queensberry Street  (Mapping reference 5HO)	53-63 Queensberry Street	Yes  Rename HO90 from "53-63 Queensberry St, Carlton" to HO90 "Former Catholic Apostolic Church, now known as, Romanian Orthodox Church of St Peter and Paul, 53-63 Queensberry St Carlton"  Add reference to Statement of Significance for HO90 "53-63 Queensberry St Carlton"	Yes  Yes  Remove from Part B inventory and include in Part A inventory with building category of "Significant" and streetscape category of "Significant"  Building previously graded "A" with a streetscape grading of "4" No	Yes
85 79	HO91	HO91	No	Dwelling  133 Queensberry Street  (incorrect address listed in Part A Inventory as 133-135 Queensberry Street)	133 Queensberry Street	Yes  Rename HO91 from "133-135 Queensberry St, Carlton" to HO91 "Pair of Dwellings, 133-135 Queensberry St, Carlton"  Add reference to Statement of Significance for HO91 "Pair of Dwellings 133-135 Queensberry St, Carlton"	Yes  Yes  Include in Part A Inventory with changed address.  Property is currently listed in inventory with building category "Significant" and streetscape category "-"	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule 43.01	Add Statement of Significance to Clause 72.04	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Property also included in C396
86 80		No	Dwelling 135 Queensberry Street (incorrect address listed in Part A Inventory as 133-135 Queensberry Street)	135 Queensberry Street	Yes Add reference to Statement of Significance for HO91 as above	Yes	Yes Include in Part A Inventory with changed address. Property is currently listed in inventory with building category "Significant" and streetscape category "-"	No
81 87	HO103	HO103 Yes Amend map to cover the extent of the property boundary by removing HO103 from 23 Rathdowne Street and apply HO992 to 23 Rathdowne Street  Retain HO103 to 25-27 Rathdowne Street (Mapping reference 8HO)	Dwelling 25-27 Rathdowne Street	25-27 Rathdowne Street	Yes Remove HO103 from 23 Rathdowne St, Carlton Add HO103, Dwelling, 25-27 Rathdowne St, Carlton  Add reference to Statement of Significance for HO103: "Dwelling 25-27 Rathdowne St, Carlton"	Yes	No	No
88 82	HO992H O809	HO809 Yes No Correct mapping to remove HO992 and apply HO809 to 29-31 Rathdowne Street map (Mapping reference 8HO)	Former Manufacturing Building 29-31 Rathdowne Street  incorrect address listed in Part B Inventory as 29 Rathdowne Street	29-31 Rathdowne Street	Yes Remove HO809 from 29-31 Rathdowne Street Add HO809, Former Manufacturing Building, 29-31 Rathdowne St, Carlton  Add reference to Statement of Significance for HO809: "Former Manufacturing Building 29-31 Rathdowne St, Carlton"	Yes	Yes No Remove from Part B inventory and include in Part A Inventory with changed address and building category of "Significant" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "3"	Yes
89 83	HO104	HO104	Montefiore House 49 Rathdowne Street	49 Rathdowne Street	Yes Remove HO104 from 49 Rathdowne St, Carlton Add HO104, Montefiore House, 49 Rathdowne St, Carlton  Add reference to Statement of Significance for HO104: "Montefiore House 49 Rathdowne St, Carlton"	Yes	No	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend Heritage Places Inventory 2020 Part A March 2022	Property also included in C396
90 84	HO111	HO111	No	Pair of Shops and Residences 462-468 Swanston Street  (incorrect address listed in Part A Inventory as 466 Swanston Street)	462-468 Swanston Street	Yes  Rename HO111 from "466 Swanston St, Carlton" to HO111 "Pair of Shops and Residences 462-468 Swanston St, Carlton"  Add reference to Statement of Significance for HO111: "Pair of Shops and Residences, 462-468 Swanston St Carlton"	Yes  Yes  Include in Part A Inventory with changed address.  Property is currently listed in inventory with building category "Significant" and streetscape category "-."	No
94 85	HO112	HO112	No	Pair of Shops and Residences 508-512 Swanston Street 508 Swanston Street	508 Swanston Street	Yes  Rename HO112 from "508-512 Swanston St, Carlton" to HO112 "Pair of Shops and Residences 508-512 Swanston St, Carlton"  Add reference to Statement of Significance for HO112: "Pair of Shops and Residences 508-512 Swanston St, Carlton"	Yes  Yes  Include in Part A Inventory with changed building category from "Contributory" to "Significant" and streetscape category of "-."	No
92 86			No	Pair of Shops and Residences 508-512 Swanston Street 510-512 Swanston	510-512 Swanston Street	Yes  Add reference to Statement of Significance for HO112 as above	Yes  Yes  Include in Part A Inventory with changed building category from "Contributory" to "Significant" and streetscape category of "-."	No
93 87	HO113	HO113	No	Pair of Dwellings 554-556 Swanston Street 554 Swanston	554 Swanston	Yes  Rename HO113 from "554-556 Swanston St, Carlton" to HO113 "Pair of dwellings, 554-556 Swanston St, Carlton"  Add reference to Statement of Significance for HO113: "Pair of dwellings 554-556 Swanston St, Carlton"	Yes  No	No
94 88				Pair of Dwellings 554-556 Swanston Street 556 Swanston	556 Swanston	Yes  Add reference to Statement of Significance for HO113 as above	Yes  No	No
95 89	HO116	HO116	No	Residential Terrace Row 676-682 Swanston Street 676 Swanston	676 Swanston	Yes  Rename HO116 from "676-682 Swanston Street, Carlton" to HO116 "Residential Terrace Row 676-682 Swanston St, Carlton"  Add reference to Statement of Significance for HO116: "Residential Terrace Row 676-682 Swanston St, Carlton"	Yes  No	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance to CI 72.04	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Property also included in C396
96 90			Residential Terrace Row 676-682 Swanston Street 678 Swanston	678 Swanston	Yes Add reference to Statement of Significance for HO116 a s above	Yes	No	No
97 91			Residential Terrace Row 676-682 Swanston Street 680-682 Swanston	680-682 Swanston	Yes Add reference to Statement of Significance for HO116 a s above	Yes	No	No
98 92	HO118	HO118	Yes Amend map to cover the extent of the property boundary by removing HO118 from part of 9 Lygon Street and apply HO64 to 9 Lygon Street (Mapping reference 8HO)	Russell Terrace 68-72 Victoria Street 68 Victoria Street	68 Victoria Street  Amend HO118 map, 68-72 Victoria Street, Lygon to 12 10   Russell Terrace, 68-72 Victoria Street, Carlton Add reference to Statement of Significance for HO118 <del>Russell Terrace 68-72 Victoria Street</del>	Yes	No	No
99 93		No	Russell Terrace 68-72 Victoria Street 70 Victoria Street	70 Victoria Street	Yes Add reference to Statement of Significance for HO118 a s above	Yes	No	No
100 94		No	Russell Terrace 68-72 Victoria Street 72 Victoria	72 Victoria Street	Yes Add reference to Statement of Significance for HO118 a s above	Yes	No	No

7. EXTEND CARLTON HERITAGE OVERLAY HO1 AND HERITAGE CATEGORY CHANGE WHERE APPLICABLE

Existing HO	Proposed HO	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to CI 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022	Property also included in C396	
401 95	HO34	HO1	Yes Amend map by deleting HO34 and applying HO1 to 245-249 Cardigan Street. (Mapping reference 5HO)	Residences 245-249 Cardigan Street	245-249 Cardigan Street	Yes Remove HO34 "245-257 Cardigan St, Carlton" from schedule	No	Yes Include in Part A Inventory with changed building category from "Significant" to "Contributory" and streetscape category of "-"	No
402 96	None	HO1	Yes Amend map by extending and applying HO1 to include 251-257 Cardigan Street. (Mapping reference 5HO)	1860's Hotel Building 251-257 Cardigan Street	251-257 Cardigan Street	No	No	Yes Include in Part A Inventory with changed building category from "Significant" to "Contributory" and streetscape category of "-"	No
95	HO34	HO1	Yes Amend map by deleting HO34 and applying HO1 to the northern portion of McDonald Street at the east of 252-253 Queensberry Street. (Mapping reference 5HO)			Yes	Yes		No
96	HO34	HO1	Yes Apply HO1 to include 138-142 Bouverie Street on a permanent basis. Add HO1 Mapping reference 5HO	138-142 Bouverie Street 138-142 Bouverie Street	138-142 Bouverie Street 138-142 Bouverie Street	Yes	Yes	Include in Inventory on a permanent basis with category of "Significant" and streetscape category of "-"	No

8. PROPOSED HERITAGE CATEGORY CHANGE

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to CI 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> 2020 <b>Part A</b> March 2022	Property also included in C396
403 99	HO1	HO1	No	17-21 Argyle Place South	17-21 Argyle Place South (17 Argyle Place South only)	No	Yes  Amend <b>Part A</b> Inventory to change address to reflect that 17 Argyle Place South is the only contributory building on the site.. Property is currently listed in inventory with building category "Contributory" and streetscape category "-"	
104	None	HO1	Yes Add HO1 (Mapping reference SHO)	Lincoln Square 138-142 Bouverie Street	138-142 Bouverie Street (Lincoln Square)	No	Yes  Include in <b>Part A</b> Inventory with category of "Significant" and streetscape category "-"	No
105	HO1	HO1	No	San Marco In Lamis Social Club 149-151 Canning Street	149-151 Canning Street	No	Yes  Include in <b>Part A</b> Inventory with changed building category from "Contributory" to "Significant" and streetscape category of "-"	No
103	HO1	HO1	No	114-305 Cardigan Street	114-305 Cardigan Street 114-305 Cardigan Street 114-305 Cardigan Street 114-305 Cardigan Street 114-305 Cardigan Street 114-305 Cardigan Street 114-305 Cardigan Street 114-305 Cardigan Street 114-305 Cardigan Street	No	Yes  Include in inventory with all buildings identified as "Contributory" buildings located on the site specifically identified	No
106	HO1	HO1	No	Clyde Hotel 377-391 Cardigan Street	377-391 Cardigan Street	No	Yes  Include in <b>Part A</b> Inventory with changed building category from "Contributory" to "Significant" and streetscape category of "-"	No
102	HO1	HO1	No	38 Dorrit Street	38 Dorrit Street	No	Yes  Include in inventory with changed building category from "Contributory" and streetscape category of "Significant"	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property listed in the City of Melbourne's property data base	Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule 43.01	Proposed Change to Clause 72.04	Add separate Statement of Significance to CI 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> 2020 <b>Part A March 2022</b>	Property also included in C396
107 106	HO1	HO1	No	Dwelling	7 Drummond Place	No	No	No	Yes Include in <b>Part A</b> Inventory with <b>changed</b> building category to "Contributory" and streetscape category of "-"	No
108 107	HO1	HO1	No	10-14 Drummond Place (incorrectly listed in <b>Part A</b> Inventory as 14-16 Drummond Place)	No Demolished <b>4-16 Drummond Place</b>	No	No	No	Yes Remove from <b>Part A</b> Inventory	No
109 108	HO1	HO1	No	16-20 Drummond Place (incorrectly listed in <b>Part A</b> Inventory as 18-20 Drummond Place)	No Demolished	No	No	No	Yes Remove from <b>Part A</b> Inventory	No
110 109	HO1	HO1	No	Residence 46-56, Drummond Street which includes: 46 Drummond Street 48 Drummond Street 56 Drummond Street	56 Drummond Street	No	No	No	Yes Include 56 Drummond Street in <b>Part A</b> Inventory with <b>changed</b> building category of "Contributory" to "Significant" and streetscape category of "Significant"	No
111	HO1	HO1	No	92-94 Drummond Street (previous address 98 Drummond prior to subdivision)	92-94 Drummond Street	No	No	No	Yes Include in <b>Part A</b> Inventory with building category "Contributory" and streetscape category of "Significant" 98 Drummond is listed as "Contributory" and streetscape category of "Significant"	Yes
112	HO1	HO1	No	96 Drummond Street (previous address 98 Drummond prior to subdivision)	96 Drummond Street	No	No	No	Yes Include in <b>Part A</b> Inventory with building category "Contributory" and streetscape category of "Significant" 98 Drummond is listed as "Contributory" and streetscape category of "Significant"	Yes
113	HO1	HO1	No	104 Drummond Street	104 Drummond Street	No	No	No	Yes Include in Inventory with <b>changed</b> building category from <b>-</b> to <b>Contributory</b> and streetscape category of <b>Significant</b>	

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to Cl 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> <b>2020</b> <b>Part A March 2022</b>	Property also included in <b>C396</b>	
113 111	HO1	HO1	No	Terrace row residences 280 Drummond Street	280 Drummond Street	No	No	Yes Include in <b>Part A</b> Inventory <b>2020</b> with building category "Contributory" and streetscape category of "-"	No
114 112	HO1	HO1	No	Terrace row residences 282 Drummond Street	282 Drummond Street	No	No	Yes Include in <b>Part A</b> Inventory <b>2020</b> with building category "Contributory" and streetscape category of "-"	No
115 113	HO1	HO1	No	Terrace row residences 284 Drummond Street	284 Drummond Street	No	No	Yes Include in <b>Part A</b> Inventory <b>2020</b> with building category "Contributory" and streetscape category of ""	No
116 114	HO1	HO1	No	Terrace row residences 286 Drummond Street	286 Drummond Street	No	No	Yes Include in <b>Part A</b> Inventory <b>2020</b> with building category "Contributory" and streetscape category of ""	No
117	<b>HO45</b>	<b>HO45</b>	<b>No</b>	<b>Police Station 334-344 Drummond Street</b>	<b>334-344 Drummond Street</b>	<b>No</b>	<b>No</b>	<b>Yes</b> <b>Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant"</b> <b>Building previously graded "B" with a streetscape grading of "1"</b>	<b>Yes</b>
118	<b>HO1</b>	<b>HO1</b>	<b>No</b>	<b>1-13 Elgin Street</b>	<b>1-13 Elgin Street, includes: 16 Barkly Street</b>	<b>No</b>	<b>No</b>	<b>Yes</b> <b>Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-"</b> <b>Building previously graded "C" with a streetscape grading of "3"</b>	<b>Yes</b>
119 115	HO1	HO1	No	Interwar office/ warehouse 47-49 Elgin Street	47-49 Elgin Street	No	No	Yes Include in <b>Part A</b> Inventory <b>2020</b> with category of "Contributory" and streetscape category "-"	No



Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property listed in the City of Melbourne's property data base	Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to Cl 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> 2020 <b>Part A March 2022</b>	Property also included in C396
120 116	HO1	HO1	No	Dwelling 54 Faraday Street	54 Faraday Street	No	No	Yes Include in <b>Part A</b> Inventory with category of "Contributory" and streetscape category "-"	No
124 117	HO1	HO1	No	Warehouse 189-193 Faraday Street	189-193 Faraday Street	No	No	Yes Remove from <b>Part A</b> Inventory due to category change from "Significant" to "Non contributory" and streetscape category "-"	No
122	HO57	HO57	No	Kathleen Syme Library and Community Centre 249-263 Faraday Street (incorrect address listed in Part B as 251 Faraday Street, Carlton)	249-263 Faraday Street	Yes Update address to match City of Melbourne property database from "HO57 Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton" to "HO57 Kathleen Syme Education Centre (Former Primary School No. 112) 249-263 Faraday Street, Carlton"	No	Yes Remove from Part B Inventory and include in Part A Inventory with building category of "Significant" and streetscape category of "Significant"  Building previously graded "A" with a streetscape grading of "1"	Yes
123 118	HO1	HO1	No	Residences 10-14 Grattan Place	10-14 Grattan Place	No	No	Yes Include in <b>Part A</b> Inventory with category "Contributory" and streetscape category "-"	No
119	HO1	HO1	No	11-109 Grattan Street	11-109 Grattan Street includes 101, 102, Grattan Street 105, Grattan Street 107, 108, Grattan Street includes 11, 13, 14, Grattan Street	Yes	Yes	Yes Include in Inventory with Significant buildings included on the site specifically identified	
124	HO68	HO68	No	Trades Hall 2-40 Lygon Street (incorrect address listed in Part B as 2 Lygon Street & 172 Victoria Street, Carlton)	2-40 Lygon Street	Yes Update address in the Schedule to Clause 43-01, to match City of Melbourne property database from "HO68 Trades Hall, 2 Lygon Street & 172 Victoria Street, Carlton" to "HO68 Trades Hall, 2-40 Lygon Street, Carlton"	No	Yes Remove from Part B Inventory and include in Part A Inventory with changed address and with building category "Significant" and streetscape category "Significant"  Building previously graded "A" with a streetscape grading of "1"	Yes

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to Cl 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> 2020 <b>Part A March 2022</b>	Property also included in C396
125 HO66	HO66	No	Lygon Buildings Shops and Residences 98-126 Lygon Street and 68-72 Queensberry Street	98-126 Lygon Street	No	No	Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading "1"	Yes
126 HO1	HO1	No	Shop and Residence 320 Lygon Street (incorrectly listed in Part B Inventory with: "includes: Rear 61 University Street")	320 Lygon Street	No	No	Yes Remove from Part B Inventory and amend Part A Inventory listing to remove the words "includes 320 Lygon Street". Property is currently listed in inventory with building category "Contributory" and streetscape category "-"	Yes
127 HO1	HO1	No	Hotel 414-422 Lygon Street (incorrect address listed in Part B as 420 Lygon Street, Carlton)	414-422 Lygon Street	No	No	Yes Remove from Part B Inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant" Building previously graded "C" with a streetscape grading of "1"	Yes
128 120 HO1	HO1	No	Argyle Square 153-159 Lygon Street	153-159 Lygon Street (Argyle Square)	No	No	Yes Include in Part A Inventory with category of "Significant" and streetscape category "-"	No
129 HO1	HO1	No	Former three Shops 331-335 Lygon Street	331-335 Lygon Street	No	No	Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "-" Building previously graded "B" with a streetscape grading of "2"	Yes
130 121 HO1	HO1	No	MacArthur Square 1-71 Macarthur Place North	1-71 MacArthur Place North (Macarthur Square)	No	No	Yes Include in Part A Inventory with category of "Significant" and streetscape category "-"	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property listed in the City of Melbourne's property data base	Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to Cl 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> 2020 <b>Part A March 2022</b>	Property also included in C396
134 122	HO1	HO1	No	Murchison Square 23-57 Murchison Street	23-57 Murchison Street (Murchison Square)	No	No	Yes Include in <b>Part A</b> Inventory with category of "Significant" and streetscape category "-"	No
132 123	HO1	HO1	No	Workshop/ Garage 4 O'Connell Lane	4 O'Connell Lane	No	No	Yes Include in <b>Part A</b> Inventory with category of "Contributory" and streetscape category "-"	No
133 124	HO1	HO1	No	Workshop/ Garage 6 O'Connell Lane	6 O'Connell Lane	No	No	Yes Include in <b>Part A</b> Inventory with category of "Contributory" and streetscape category "-"	No
134	HO976	HO976	No	Church of All Nations and Organ 178-204 Palmerston Street includes: includes: 180 Palmerston Street (Church of All Nations and Organ) 180A-204 Palmerston Street (Church Hall)	178-204 Palmerston Street includes: 180 Palmerston Street (Church of All Nations and Organ)	No	No	Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1"	Yes
135	HO1	HO1	No	(Church Hall— Carlton Senior Citizens Centre) 178-204 Palmerston Street	178-204 Palmerston Street includes: 180A-204 Palmerston Street (Church Hall)	No	No	Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "D" with a streetscape grading of "1"	Yes
136	HO65	HO65	No	St Judes Church 221-239 Palmerston Street	221-239 Palmerston Street (St Judes Anglican Church, also known as 349-371 Lygon Street and 2-34 Keppel Street)	No	No	Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1"	Yes

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to CI 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> <b>2020</b> <b>Part A March 2022</b>	Property also included in <b>C396</b>
137 125	HO1	HO1	No	Terrace Row Dwellings 60 Pelham Street	60 Pelham Street	No	Yes  Include in <b>Part A</b> Inventory with category of "Contributory" and streetscape category "-"	No
138 126	HO1	HO1	No	Terrace Row Dwellings 62 Pelham Street	62 Pelham Street	No	Yes  Include in <b>Part A</b> Inventory with category of "Contributory" and streetscape category "-"	No
139 127	HO1	No	No	University Square 190-192 Pelham Street	190-192 Pelham Street (University Square)	No	Yes  Include in <b>Part A</b> Inventory with category of "Significant" and streetscape category "-"	No
140	HO88	HO88	No	Dalmeny House 21 Queensberry Street  (incorrect address listed in Part B Inventory as 21-23 Queensberry Street)	21 Queensberry Street	No	Yes  Remove from Part B Inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant"  Building previously graded "A" with a streetscape grading of "1"	Yes
141	HO89	HO89	No	Cramond House 23 Queensberry Street  (incorrect address listed in Part B Inventory as 21-23 Queensberry Street)	23 Queensberry Street	No	Yes  Remove from Part B Inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant"  Building previously graded "A" with a streetscape grading of "1"	Yes
142 128	HO89	HO89	No	Dwelling 4-6 Elm Tree Place  (incorrectly listed in <b>Part A</b> Inventory as 4-12 Elm Tree Place)	4-6 Elm Tree Place	No	Yes  Amend <b>Part A</b> Inventory to change address. Property is currently listed in inventory with building category "Significant" and streetscape category "-"	No
143 129	HO89	HO89	No	Dwelling 8-12 Elm Tree Place  (incorrectly listed in <b>Part A</b> Inventory as 4-12 Elm Tree Place)	8-12 Elm Tree Place	No	Amend <b>Part A</b> Inventory to change address. Property is currently listed in inventory with building category "Significant" and streetscape category "-"	No

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to CI 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> <del>2020</del> <b>Part A March 2022</b>	Property also included in <b>C396</b>
144	HO105	HO105	No	Former Presbyterian Manse 97-105 Rathdowne Street (incorrect address listed in Part B Inventory as 101 Rathdowne Street)	97-105 Rathdowne Street	No	Yes  Remove from Part B inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant"  Building previously graded "A" with a streetscape grading of "1"	Yes
145	HO992	HO992	No	St Nicholas Place, Two-storey Victorian terrace 107-123 Rathdowne Street, Includes: 107 Rathdowne Street 109 Rathdowne Street  111-123 Rathdowne Street (incorrect address listed in Part B Inventory as 107-109 Rathdowne Street)	107 Rathdowne Street	No	Yes  Remove from Part B Inventory and include in Part A Inventory with changed address and with building category "Significant" and streetscape category "Significant"  Building previously graded "C" with a streetscape grading of "1"	Yes
146			No	St Nicholas Place, Two-storey Victorian terrace 107-123 Rathdowne Street, Includes: 107 Rathdowne Street 109 Rathdowne Street  111-123 Rathdowne Street (incorrect address listed in Part B Inventory as 107-109 Rathdowne Street)	109 Rathdowne Street	No	Yes  Remove from Part B Inventory and include in Part A Inventory with changed address and with building category "Significant" and streetscape category "Significant"  Building previously graded "C" with a streetscape grading of "1"	Yes

Existing Heritage Overlay	Proposed Heritage Overlay	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to Cl 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> <b>2020</b> <b>Part A</b> <b>March 2022</b>	Property also included in <b>C396</b>
147	HO1	HO1	No	Victorian Art Statue Store 25 Victoria Place	25 Victoria Place	No	Yes  Remove from Part B inventory and include in Part A include in inventory with building category "Contributory" and streetscape category "-"  Building previously graded "D" with a streetscape grading of "3"	Yes

#### 9. PUNT ROAD OVAL: NEW INDIVIDUAL HERITAGE OVERLAY AND STATEMENT OF SIGNIFICANCE

Existing HO	Proposed HO	Change to Heritage Overlay Mapping	Property Address as listed in the City of Melbourne's property data base	Address to be listed in Inventory	Proposed Change to Schedule to Clause 43.01	Add separate Statement of Significance to Cl 72.04 (Incorporated documents)	Amend <i>Heritage Places Inventory</i> <b>2020</b> <b>Part A</b> <b>March 2022</b>	Property also included in <b>C396</b>
148 130	HO2 East Melbourne & Jolimont Precinct	HO1400 Punt Road Oval (Richmond Cricket Ground)	Yes Remove HO2 and apply new HO1400 (Mapping reference 9HO)	Punt Road Oval, Yarra Park, Punt Road EAST MELBOURNE VIC 3002	Punt Road Oval (Richmond Cricket Ground), Punt Road	Yes Add HO1400 as a new heritage place: "Punt Road Oval (Richmond Cricket Ground)"  Add reference to Statement of Significance for HO1400	Yes  No	No
149 131	HO2 East Melbourne & Jolimont Precinct	HO1400 Punt Road Oval (Richmond Cricket Ground)	Yes Remove HO2 and apply new HO1400 to the small section of Yarra Park to the southeast of the Punt Road Oval (Mapping reference 9HO)	Yarra Park, Brunton Avenue EAST MELBOURNE VIC 3002  (a small section of Yarra Park to the southeast of the Punt Road Oval is affected by the Amendment)	No change to existing listings for Yarra Park	Yes Add HO1400 as a new heritage place: "Punt Road Oval (Richmond Cricket Ground)"  Add reference to Statement of Significance for HO1400	No	

*Planning and Environment Act 1987*

**MELBOURNE PLANNING SCHEME**

**AMENDMENT C405melb**

**INSTRUCTION SHEET**

The planning authority for this amendment is Melbourne City Council.

The Melbourne Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of ~~twelve (12)~~eleven (11) attached map sheets.

**Overlay Maps**

1. Amend Planning Scheme Map Nos 5HO, 8HO and 9HO in the manner shown on the ~~twelve~~eleven ~~(12)~~(11) attached maps marked "Melbourne Planning Scheme, Amendment C405melb".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. ~~In Planning Policy Framework – insert new Clause 15.03 In Local Planning Policy Framework – replace Clause 22.05~~ with a new Clause 22.05 in the form of the attached document.
3. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
5. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

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

**15.03**  
31/07/2018  
VC148

## HERITAGE



## **15.03-1S Heritage conservation**

26/10/2018  
VC155

### **Objective**

To ensure the conservation of places of heritage significance.

### **Strategies**

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

### **Policy guidelines**

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

## **15.03-1L- Heritage places within the World Heritage Environs Area**

**01**

21/09/2022  
C409melb

### **Policy application**

This policy applies to land shown as 'Area of Greater Sensitivity' in the Area of Greater Sensitivity Plan to this clause, and within HO992 (World Heritage Environs Area Precinct), HO81, HO87, HO103, HO104 and HO809.

### **Objectives**

To provide a buffer zone for the World Heritage Listed Royal Exhibition Building and Carlton Gardens.

To provide a setting and context of significant historic character for the World Heritage property.

To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

To maintain and conserve the significant historic character including built form and landscapes of the area.

To ensure development in the area responds to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.

### **Strategies**

Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.

Retain and conserve the valued heritage character of streetscapes.

Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.

Avoid consolidation of allotments in residential areas that will result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.

Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from bordering streets and other views and vistas to the dome available from streets within the precinct including Queensberry Street, the north ends of Spring and Exhibition Streets, and the east end of Latrobe Street.

Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:

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

### **Policy document**

Consider as relevant:

- *World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens* (Lovell Chen, 2009)

### **Area of Greater Sensitivity Plan**



## 15.03-1L- Heritage

### 02

19/10/2022  
C394melb

#### Policy application

This policy applies to places within a Heritage Overlay and for properties categorised ‘significant’, ‘contributory’ or ‘non-contributory’ in an incorporated document to this scheme. Definitions are located in the *Heritage Places Inventory March 2022* incorporated into this Scheme. This policy should be applied in conjunction with Statements of Significance as incorporated into this scheme.

#### Objectives

To encourage high quality contextual design for new development that avoids replication of historic forms and details.

To encourage retention of the three dimensional fabric and form of a building and discourage facadism.

To enhance the presentation and appearance of heritage places through restoration and reconstruction of original or contributory fabric.

To protect significant views and vistas to heritage places.

#### Demolition strategies

The demolition of a non-contributory place will generally be permitted.

Full demolition of significant or contributory buildings will not generally be permitted.

Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.

Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism.

Encourage adaptive reuse of a heritage place as an alternative to demolition.

The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.

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

Preserve fences and outbuildings that contribute to the significance of the heritage place.

#### Demolition policy guidelines

Consider as relevant:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

#### Alterations strategies

Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.

Ensure alterations to non-contributory buildings and fabric respect, and not detract, from the assessed significance of the heritage precinct.

Avoid sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces.

Encourage removal of paint from original unpainted masonry or other surfaces, provided it can be undertaken without damage to the heritage place.

Support reconstruction of an original awning or verandah where it is based on evidence of the original form, detailing and materials.

Support new awnings or verandahs that are an appropriate contextual design response, compatible with the location on the heritage place and that can be removed without loss of fabric.

### **Alterations policy guidelines**

Consider as relevant:

- The assessed significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- The structural condition of the building.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

### **Additions strategies**

Ensure additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

Ensure additions to significant or contributory buildings:

- Are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- Maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts.
- Do not build over or extend into the air space directly above the front or principal part of the building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.

- Are distinguishable from the original fabric of the building.

Ensure additions:

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

### **Concealment of additions strategies**

Outside the Capital City Zone and Docklands Zone, ensure additions are:

- Concealed in significant streetscapes for significant or contributory buildings.
- Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.
- All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

### **New buildings strategies**

Ensure new buildings:

- Are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance.
- Are in keeping with key attributes of the heritage precinct such as:
  - Building height, massing and form.
  - Style and architectural expression.
  - Details.
  - Materials.
  - Front and side setbacks.
  - Orientation.
  - Fencing.
  - Prevailing streetscape height and scale.
- Do not obscure views from the street and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height that is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Adopt a façade height that is generally consistent with the prevailing heights in the street, avoiding

heights that are significantly lower.

- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.
- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.
- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.
- In the Capital City Zone and Docklands Zone, should be positioned in line with the prevailing building line in the street.

### **Concealment of higher rear parts of a new building strategies**

Outside the Capital City Zone and Docklands Zone, ensure:

- In significant streetscapes, higher rear parts of a new building should be concealed.
- In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

### **Restoration and reconstruction strategies**

Encourage the restoration and/or reconstruction of heritage places.

Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Ensure where there is to be restoration or reconstruction of a building, it is based on evidence of what a building originally looked like by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

### **Subdivision strategies**

Ensure subdivision:

- Reflects the pattern of development in the street or precinct.
- Maintains settings and contexts for significant and contributory heritage buildings and places, including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Does not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.

Ensure subdivision that provides for three dimensional building envelopes for future built form to each lot proposed.

Discourage subdivision of airspace above heritage buildings that provides for future development.

### **Relocation strategy**

Retain buildings in-situ unless it can be shown that it has a history of relocation or is designed for relocation.



## Vehicle accommodation and access strategies

Discourage new on-site car parking, garages, carports, and vehicle crossovers unless:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:
  - It will be visually recessive.
  - It will not conceal an original contributory element of the building (other than a plain side wall).
  - The form, details and materials will be respectful of, but not replicate details of the building.
- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

## Fences and gates strategies

Ensure the reconstruction of fences or gates to the front or principal part of a building are based on evidence of the original form, detailing and materials.

Ensure for new fences or gates there is an appropriate contextual design response; the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:

- It does not conceal views of the building or heritage place.
- Is a maximum height of 1.5 metres.
- Is more than 50 per cent transparent.

## Trees strategies

Retain trees with assessed heritage significance (as noted in the Schedule to the Heritage Overlay).

Locate new development at a distance that ensures the ongoing health of any tree with assessed heritage significance.

Ensure new buildings and works comply with the *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* (Standards Australia) for vegetation of assessed significance.

## Services and ancillary fixtures strategies

Ensure services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings, where:

- It can be demonstrated there is no feasible alternative.
- It will not detract from the character and appearance of the building or heritage place.

Ensure items affixed to roofs, such as solar panels, align with the profile of the roof.

Ensure services and ancillary fixtures are installed in a manner where they can be removed without damaging significant fabric.

Ensure, for new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

## Street fabric and infrastructure strategies

Encourage street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and



the like, where it avoids:

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

Ensure works to existing historic street/lane fabric and infrastructure is carried out in a way that retains the original fabric, form and appearance.

### **Signage strategies**

Retain existing signage with heritage value and do not alter or obscure historic painted signage.

Ensure new signage associated with heritage places:

- Minimises visual clutter.
- Does not conceal architectural features or details which contribute to the significance of the heritage place.
- Does not damage the fabric of the heritage place.
- Is in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Is placed in locations where they were traditionally placed.
- Is readily removable.

### **Policy documents**

Consider as relevant:

- *Heritage Places Inventory March 2022* (City of Melbourne, 2022)
- *Central Activities District Conservation Study* (Graeme Butler, 1985)
- *Central City (Hoddle Grid) Heritage Review* (Graeme Butler, 2011)
- *Bourke Hill Precinct Heritage Review Amendment C240* (Trethowan, 2015)
- *The Burra Charter: the Australia ICOMOS charter for Places of Cultural Significance, 2013* (Australia ICOMOS)
- *City North Heritage Review, RBA Architects* (RBA Architects, 2013)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *North and West Melbourne Conservation Study* (Graeme Butler, 1985 & 1994)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Melbourne Conservation Study* (Bryce Raworth Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Hoddle Grid Heritage Review* (GML and GJM, July 2020) (Updated March 2022)
- *Guildford and Hardware Laneways Heritage Study* (Lovell Chen, 2017) (Updated October 2018)
- *Southbank Heritage Review* (Biosis and Graeme Butler, 2017) (Updated November 2020)
- *South Melbourne Urban Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1987)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)

- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area* (Graeme Butler, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)
- *West Melbourne Heritage Review* (Graeme Butler & Associates, 2016)
- *Amendment C396 Heritage Category Conversion Review* (Lovell Chen and Anita Brady Heritage, 2021)
- *Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report* (HLCD, 2022)

*Carlton Heritage Review* (Lovell Chen, 2021, Updated February 2023)

- *Port Road Oval Richmond Cycle Ground Heritage Review* (GMU, 2021, Updated February 2023)

15.03-1L-  
03

21/09/2022  
C409mall

## Heritage – Old categorisation system

### Policy application

This policy applies to places within a Heritage Overlay and graded A to D within the *Heritage Places Inventory February 2020 Part B*.

### General objectives

To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.

To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.

To promote the identification, protection and management of aboriginal cultural heritage values.

### Demolition strategies

The demolition or removal of original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded buildings. The front part of a building is generally considered to be the front two rooms in depth.

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

### Demolition policy guidelines

#### Consider as relevant

— The degree of its significance.

— The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.

— Whether the demolition or removal of any part of the building contributes to the long term conservation of the significant fabric of that building.

— Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.

### Renovating graded buildings strategy

Intact significant external fabric on any part of an outstanding building, and on any visible part of a contributory building, should be preserved. Guidelines on what should be preserved are included in

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

**Urban Conservation in the City of Melbourne**

## Renovating graded buildings policy guidelines

### Consider as relevant

- The degree of its significance.
- Its contribution to the significance, character and appearance of a building or a streetscape.
- Its structural condition.
- The character and appearance of proposed replacement materials.
- The contribution of the features of the building to its historic or social significance.
- Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude it at a future date. Evidence of what a building used to look like might include other parts of the building or early photographs and plans.
- Where there is no evidence of what a building originally looked like, renovations should preferably be respectful of an interpretive modern design, rather than "guesswork" reconstruction or any other form of reproduction design.

## Sandblasting and painting of previously unpainted surfaces strategy

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not normally be permitted.

## Designing new buildings and works or additions to existing buildings strategies

### Form

The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.

### Facade Pattern and Colours

The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.

### Materials

The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.

### Details

The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

### Concealment of Higher Rear Parts (Including Additions)

Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second storey addition to a single storey building, at least 8 metres behind the front facade will achieve concealment.

### Facade Height and Setback (New Buildings)

The facade height and position should not dominate an adjoining outstanding building in any streetscape, or an adjoining contributory building in a Level 1 or 2 streetscape. Generally, this means that the building should neither exceed in height, nor be positioned forward of, the specified adjoining building. Conversely, the height of the facade should not be significantly lower than typical.

heights in the streetscape. The facade should also not be set back significantly behind typical building lines in the streetscape.

#### **Building Height**

The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

#### **Archaeological sites strategy**

Proposed development must not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.

#### **Sites of historic or social significance policy guidelines**

##### **Consider as relevant:**

- The degree to which the existing fabric demonstrates the historic and social significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.

#### **Policy documents**

##### **Consider as relevant:**

- *Urban Conservation in the City of Melbourne* (City of Melbourne, 1985)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- *North & West Melbourne Conservation Study* (Graeme Butler & Associates, 1985, & 1994)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *South Melbourne Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington- Percy Street Area* (Graeme Butler, 2013)
- *City North Heritage Review* (RBA Architects, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)

## **15.03-2S**

31/07/2018  
VC148

### **Aboriginal cultural heritage**

#### **Objective**

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

#### **Strategies**

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

### **Policy guidelines**

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

### **Policy documents**

Consider as relevant:

- *Aboriginal Heritage Act 2006*

29/03/2019  
C351melb

## SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0  
21/09/2022  
C409melb

### Application requirements

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A comprehensive explanation as to how the proposed development achieves the policy objectives of Clause 15.03-1S, and Clause 15.03-1L ~~Heritage~~ ~~for Clause 15.03-1L Heritage (Old categorisation system)~~.
- Information on the history of the place, where there is limited information in an existing citation or council documentation.
- A Heritage Impact Statement in accordance with Heritage Victoria's Guidelines for preparing Heritage Impact Statements. For a heritage precinct, the statement should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- For major development proposals to significant heritage places, a Conservation Management Plan in accordance with the *Conservation Management Plans: Managing Heritage Places - A Guide* (Heritage Council of Victoria, 2010).
- For works that may affect significant vegetation (as listed in the schedule to the Heritage Overlay or vegetation of assessed significance), an arboricultural report. The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage place.
- For development in heritage precincts, sightlines and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development.
- For building relocation or full demolition, information that demonstrates a method to record its location on the site prior to relocation or demolition and supervision of the works by an appropriately qualified person including archival photographic recording and/ or measured drawings.
- For alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees, a conservation analysis and management plan in accordance with the principles of the *Charter for the Conservation of Places of Cultural Significance* (Australian International Council on Monuments and Sites, 2013, 'the Burra Charter').

2.0  
19/10/2022  
C394melb

### Heritage places

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

2.1  
~~04/11/2022~~  
VC226Prop  
osed C405

### Precincts

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	Yes	No	No	No	No
HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	Yes	No	No	Yes	No	No	No	No
HO1	<i>Carlton Precinct</i> <b>Statement of Significance:</b> <del>Heritage Precincts- Statements of Significance February 2020 (Amended April 2022)</del> <a href="#">Carlton Precinct Statement of Significance, November 2021</a>	Yes	No	No	Yes	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO2	<i>East Melbourne &amp; Jolimont Precinct</i>  <b>Statement of Significance:</b>  Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO1124	<i>Elizabeth Street North (Boulevard) Precinct</i>  <i>518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street</i>	Yes	No	No	Yes	No	No	No	No
HO9	<i>Kensington Precinct</i>  <b>Statement of Significance:</b>  Heritage Precincts Statements of Significance February	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	2020 (Amended April 2023)								
HO1122	<i>Lincoln Square South Precinct</i> <i>11-31 Lincoln Square</i> <i>South &amp; 631-645 Swanston Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO3	<i>North &amp; West Melbourne Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO4	<p><i>Parkville Precinct</i></p> <p><b>Statement of Significance:</b></p> <p>Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO6	<p><i>South Yarra Precinct</i></p> <p><b>Incorporated plan:</b></p> <p>Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002</p> <p><b>Statement of Significance:</b></p> <p>Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p> <p>285 Walsh Street, South Yarra Statement of Significance, March 2022</p>	Yes	No	Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11  Italian Bhutan Cypress	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1123	<i>Villiers Street Precinct</i> <i>14-42 Villiers Street,</i> <i>North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO64	<del>Former</del> <a href="#">Carlton Union Hotels Precinct 1-31 Lygon Street, Carlton</a>  <a href="#">-Statement of Significance:</a>  <del>Former</del> <a href="#">Carlton Union Hotels Precinct Statement of Significance (1-31 Lygon Street, Carlton) November 2024</a> .pdf 2023	<a href="#">Yes</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>
HO81	<a href="#">Former Children's Hospital Precinct</a>  <a href="#">110-150 Drummond Street, 15-31 Pelham Street, 125-161 Rathdowne Street</a>  <a href="#">Statement of Significance:</a>  <a href="#">Former Children's</a>	<a href="#">Yes</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="#">Yes</a>

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<a href="#">Hospital Precinct Statement of Significance (110-150 Drummond Street, 15-31 Pelham Street, 125-161 Rathdowne Street, Carlton), November 2021 April 2023</a>								
HO97	<a href="#">Hotel Lincoln and Environs Precinct 91-95 Cardigan Street, 134-150 Queensberry Street, Carlton</a>  <b>Statement of Significance:</b>  <a href="#">Hotel Lincoln and Environs Precinct Statement of Significance (91-95 Cardigan Street, 134-150 Queensberry Street, Carlton), November 2021 April 2023</a>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO992	<i>World Heritage Environs Area Precinct</i>	Yes	No	No	Yes	No	No	No	No
HO1162	<i>Barnett Street North Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1163	<i>Barnett Street South Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1164	<i>Kensington Railway Station Commercial &amp; Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1165	<i>Lambeth Street Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1166	<i>Parsons Street South Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1167	<i>Parsons Street West Precinct</i>	Yes	No	No	Yes	No	-	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1168	<i>Pridham Street North Residential Street North Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1169	<i>Rankins Road North Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1170	<i>Smith Street Victorian Era Residential Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1171	<i>William Adams' Investment House Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1092	<i>Moonee Ponds Creek and Infrastructure Precinct</i>  <i>The heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping stations 1-5, the water course with vegetated banks and existing</i>	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i></p> <p><i>Incorporated plan:</i></p> <p><i>Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</i></p>								
HO869	<p><i>Home for Lost and Starving Dogs, later Lost Dogs Home &amp; Animal Hospital</i></p> <p><i>2-52 Gracie Street, North Melbourne</i></p>	Yes	No	No	Yes	No	No	No	No
HO455	<p><i>North and West Melbourne Biscuit Making &amp; Flour Milling Precinct</i></p> <p><i>3-21 Anderson Street,</i></p> <p><i>24-78 Laurens Street (including alternate address 1-25 Munster Terrace)</i></p>	Yes	No	No	Yes	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>North Melbourne</i>								
HO868	47-55, 59 & 69 Westbourne Road Precinct, Kensington <b>Statement of Significance:</b> 47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022	Yes	No	No	Yes	No	No	No	No
HO1094	<i>Duncan &amp; Yeo Wool Store later R Lohn &amp; Co P/L warehouse precinct</i>  <i>407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i>	Yes	No	No	Yes	No	No	No	No
HO770	<i>Inter-war industrial precinct 33-43, 45-47, 55-67 Batman Street, 15-21 Boughton Place and 34-36, 38 Jeffcott Street, West</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>Melbourne</i></p> <p><b>Statement of Significance:</b></p> <p>West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p>								
HO771	<p><i>Sands &amp; McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street, West Melbourne</i></p> <p><b>Statement of Significance:</b></p> <p>West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO503	<i>Bank Place Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO500	<i>Bourke Hill Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO504	<i>Collins East Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1290	<i>Drewery Lane Precinct</i>  <b>Statement of Significance:</b>  Drewery Lane Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO1125	<i>Elizabeth Street (CBD) Precinct</i>  <i>413-503 Elizabeth Street</i>	Yes	No	No	Yes	No	No	No	No
HO1204	<i>Elizabeth Street West Precinct</i>  <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	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018  (Amended April 2022)								
HO505	<i>Flinders Gate Precinct</i>  <b>Statement of Significance:</b>  Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO506	<i>Flinders Lane Precinct</i>  <b>Statement of Significance:</b>  Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1205	<p><i>Guildford &amp; Hardware Laneways Precinct</i></p> <p><b>Incorporated document:</b></p> <p>Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended April 2022)</p> <p><b>Statement of Significance:</b></p> <p>Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1286	<p><i>Flinders Lane East Precinct</i></p> <p><b>Statement of Significance:</b></p> <p>Flinders Lane East Precinct Statement of Significance, April 2022</p>	No	No	No	Yes	No	No	No	No
HO510	<p><i>Law Courts Precinct</i></p>	Yes	No	No	Yes	No	No	No	No
HO507	<p><i>Little Bourke Street Precinct</i></p> <p><b>Statement of Significance:</b></p> <p>Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO509	<p><i>Post Office Precinct</i></p> <p><b>Statement of Significance:</b></p> <p>Heritage Precincts</p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statements of Significance February 2020 (Amended April 2022-03)								
HO7	<i>Queen Victoria Market Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance February 2020 (Amended April 2022-03)	Yes	No	No	Yes	No	No	No	No
HO1288	<i>Swanston Street North Precinct</i> <b>Statement of Significance:</b> Swanston Street North Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1289	<p><i>Swanston Street South Precinct</i></p> <p><b>Statement of Significance:</b></p> <p>Swanston Street South Precinct Statement of Significance, April 2022</p>	No	No	No	Yes	No	No	No	No
HO984	<p><i>Little Lonsdale Street Precinct</i></p> <p><b>Statement of Significance:</b></p> <p>Little Lonsdale Street Precinct Statement of Significance, April 2022</p>	No	No	No	Yes	No	No	No	No

**2.2**  
04/11/2022  
VC226

**Trees and gardens**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO10	<i>Aboriginal Scarred Tree Fitzroy Gardens</i>	No	No	Yes	Yes	No	No	No	Yes
HO11	<i>Aboriginal Scarred Tree Royal Zoological Gardens</i>	No	No	Yes	Yes	No	No	No	Yes
HO14	<i>Aboriginal Burial Site Kings Domain</i>	No	No	No	Yes	No	No	No	Yes

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO402	<i>Royal Botanic Gardens, Birdwood Ave, Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1459	Yes	No
HO512	<i>Chinese Honey Locusts Tree, King Street, Melbourne</i>		No	Yes	Yes	No	No	No	No
HO514	<i>Common Olive Tree, Little Lonsdale Street, Melbourne</i>	No	No	Yes	Yes	No	No	No	No
HO907	<i>Federal Oak, Parliament House Gardens, 110-160 Spring St, Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1317		
HO883	<i>Fitzroy Gardens, Wellington Pde, Lansdowne St, Clarendon St and Albert St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1834	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO793	<i>Flagstaff Gardens, King St &amp; William St &amp; LaTrobe St &amp; Dudley St, West Melbourne</i>	-	-	-	Yes	-	Yes Ref No H2041	Yes	No
HO69	<i>Royal Exhibition Building and Carlton Gardens (World Heritage Place), Nicholson Street &amp; Victoria Street &amp; Rathdowne Street &amp; Carlton Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H1501	Yes	No
HO917	<i>Treasury Gardens, Spring Street, and Wellington Parade, Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1887	Yes	No
HO1095	<i>Mature pepper tree row Part 208-292 Arden Street, North Melbourne</i>	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>The heritage place is the pepper tree row and land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>								
HO1096	<i>Clayton Reserve, drinking fountain and plane trees which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>  <i>201-241 Macaulay Road, North Melbourne</i>	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1182	<p><i>Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne</i></p> <p><b>Statement of Significance:</b></p> <p>West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p>	No	No	Yes, 2 Elm street trees	Yes	No	No	No	No
HO1185	<p><i>Elm (x6) street trees, near 81-141 Jeffcott Street, West Melbourne</i></p> <p><b>Statement of Significance:</b></p> <p>West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended</p>	No	No	Yes	Yes	No	No	No	No

March 2022)									
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## 2.3

[Proposed C405](#)  
25/01/2023  
C445melb

### Carlton and Carlton North

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO17	<i>Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO800	<i>Pair of houses 56-58 Barry Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1126	<i>Repco Warehouse 90-104 Berkeley Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO803	<i>Former Modern Printing Company Warehouse 21 – 25 Bouverie Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1127	<i>Former Modern Printing Company Factory 129-135 Bouverie Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO804	<i>Former Ingram Bros Warehouse 145 – 147 Bouverie Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1130	<i>Former Baptist Kindergarten Part 197-235 Bouverie Street, Carlton (alternate address 225 -235 Bouverie Street, Carlton)</i>	Yes	No	No	Yes	No	No	No	No
HO25	<i>Former Carlton &amp; United Brewery, 2-76 Bouverie Street &amp; Swanston Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H24	Yes	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1128	<i>Former Pitman Books Building</i>  <i>158-164 Bouverie Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1129	<i>House</i>  <i>166-170 Bouverie Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1396  <del>Interim-Control</del>  <del>Expiry-date:</del>  01/02/2024	<i>Postmodern Terrace Row, 129-135, 137 and 139-141 Canning Street, Carlton</i>  <a href="#">Statement of Significance:</a>  <a href="#">Postmodern Terrace Row Statement of Significance (129-135, 137 and 139-141 Canning Street, Carlton),</a>  November 2024 April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1390  Interim-Control  Expiry-date:  01/02/2024	<u><a href="#">RMIT Building 94</a></u> <del>Royal Melbourne Institute of Technology (RMIT) 23-37 Cardigan Street, Carlton</del>  <u><a href="#">Statement of Significance:</a></u>  <del>RMIT Building 94, Royal Melbourne Institute of Technology (RMIT) Statement of Significance (23-37 Cardigan Street, Carlton), November 2024 April 2023</del>	No	No	No	Yes	No	No	No	No
HO27	<u><a href="#">Terrace Row, George's Terrace and Clare House, 51-71 Cardigan St, Carlton, 51-65 Cardigan St, Carlton</a></u>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><u>Statement of Significance:</u></p> <p><u>Terrace Row, George's Terrace and Clare House Statement of Significance (51-71 Cardigan St, Carlton),</u>  November 2024 April 2023</p>								
HO28	<del>71 Cardigan St, Carlton</del>	Yes	No	No	Yes	No	No	No	No
HO29	<p><u>Shops and Residences, 83-87 Cardigan St, Carlton</u></p> <p><u>Statement of Significance:</u></p> <p><u>Shops and Residences Statement of Significance (83-87 Cardigan St, Carlton),</u>  November 2024 April 2023</p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO30	<p><a href="#"><u>Residential Terrace Row, 101-111 Cardigan St, Carlton</u></a></p> <p><a href="#"><u>Statement of Significance:</u></a></p> <p><a href="#"><u>Residential Terrace Row Statement of Significance (101-111 Cardigan St, Carlton),</u></a>  November 2024 April 2023</p>	Yes	No	No	Yes	No	No	No	No
HO32	<p><a href="#"><u>Pair of Dwellings, 199-201 Cardigan St, Carlton</u></a></p> <p><a href="#"><u>Statement of Significance:</u></a></p> <p><a href="#"><u>Pair of Dwellings Statement of Significance (199-201 Cardigan Street, Carlton),</u></a>  November 2024 April 2023</p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO34	<i>245-257 Cardigan St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO35	<a href="#"><u>Residential Terrace Row, 18-22 Cardigan St, Carlton</u></a> <a href="#"><u>Statement of Significance:</u></a> <a href="#"><u>Residential Terrace Row Statement of Significance (18-22 Cardigan St, Carlton), November 2024 April 2025</u></a>	Yes	No	No	Yes	No	No	No	No
HO36	<a href="#"><u>Mary's Terrace, 50-56 Cardigan St, Carlton</u></a> <a href="#"><u>Statement of Significance:</u></a> <a href="#"><u>Mary's Terrace Statement of Significance (50-56 Cardigan St, Carlton),</u></a>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><del>November 2024</del> <del>April 2023</del></p>								
HO1394 <del>Interim-Control</del> <del>Expiry-date:</del> <del>01/02/2024</del>	<p><i>Cross Street Co-operative Housing, 422-432 Cardigan Street, Carlton</i></p> <p><u>Statement of Significance:</u></p> <p><u>Cross Street Co-operative Housing Statement of Significance (422-432 Cardigan Street, Carlton).</u></p> <p><del>November 2024</del> <del>April 2023</del></p>	No	No	No	Yes	No	No	No	No
HO799	<p><i>Melbourne General Cemetery, College Crescent, Carlton North</i></p>	-	-	-	Yes	-	Yes Ref No 1788	Yes	No
HO39	<p><i>Drummond Terrace, 93-105 Drummond St, Carlton</i></p>	-	-	-	Yes	-	Yes Ref No H872	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	<i>Lothian Buildings, 175-179 Drummond St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H372	Yes	No
HO41	<i>Shops and residences, 313-315 Drummond St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H43	Yes	No
HO43	<i>Carlton Court House, 345-349 Drummond St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H1467	Yes	No
HO37	<i>Rosaville, 46 Drummond St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H408	Yes	No
HO38	<i>Medley Hall, 48 Drummond St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H409	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1395 <del>Interim Control</del>  Expiry date: <del>01/02/2024</del>	Office Building, 207-221 Drummond Street, Carlton  <u>Statement of Significance:</u> <u>Office Building Statement of Significance (207-221 Drummond Street, Carlton),</u> <del>November 2024</del> <del>April 2023</del>	No	No	No	Yes	No	No	No	No
HO45	Police Station, 334-344 Drummond St, Carlton	-	-	-	Yes	-	Yes Ref No H1543	Yes	No
HO1392 <del>Interim Control</del>  Expiry date: <del>01/02/2024</del>	Earth Science Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton  <del>Incorporated plan</del>	No	No	No	Yes	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><b>Incorporated Plan:</b>  <a href="#">Earth Sciences Building (McCoy Building) University of Melbourne 253-283 Elgin Street, Carlton, April 2024</a></p> <p><b>Statement of Significance:</b></p> <p><a href="#">Earth Sciences Building (McCoy Building) University of Melbourne Statement of Significance (253-283 Elgin Street, Carlton), November 2024 April 2024</a></p>								
HO46	518 Elizabeth St, Carlton	Yes	No	No	Yes	No	No	No	No
HO49	556 Elizabeth St, Carlton	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO50	<i>576 Elizabeth St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO51	<i>580 Elizabeth St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO52	<i>614-618 Elizabeth St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO44	<i>656-668 Elizabeth St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO54	<i>708 Elizabeth St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO924	<i>Underground Public Toilets, Faraday Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H2134	Yes	No
HO925	<i>La Mama Theatre Building, 205-207 Faraday St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H1991	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO56	<a href="#">Royal Terrace, 272-278 Faraday St, Carlton</a> <a href="#">Statement of Significance:</a> <a href="#">Royal Terrace Statement of Significance (272-278 Faraday St, Carlton), November 2024 April 2023</a>	Yes	No	No	Yes	No	No	No	No
HO57	<i>Kathleen Syme Education Centre (Former Primary School No. 112)</i>  249-263 Faraday Street, Carlton	-	-	-	Yes	-	Yes Ref No H1625	Yes	No
HO1391  Interim-Control  Expiry-date:  01/02/2024	<a href="#">Cardigan House Carpark (Former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton</a> <a href="#">Statement of Significance:</a>	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Cardigan House Carpark (Former Royal Women's Hospital Carpark) <a href="#">Statement of Significance (96 Grattan Street, Carlton), November 2021 April 2023</a></p>								
HO1397 <del>Interim-Control</del> <del>Expiry-date:</del> 01/02/2024	<p>Ministry of Housing Infill Housing, Serial listing:</p> <ul style="list-style-type: none"> <li>. 78 Kay Street, Carlton</li> <li>. 43-45 Kay Street, Carlton</li> <li>. 75-79 Kay Street, Carlton</li> <li>. 136 Canning Street, Carlton</li> <li>. 56-58 Station Street, Carlton</li> <li>. 60-62</li> </ul>	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><i>Station Street, Carlton</i></p> <ul style="list-style-type: none"> <li>• <i>76 Station Street, Carlton</i></li> <li>• <i>80 Station Street, Carlton</i></li> <li>• <i>51 Station Street, Carlton</i></li> <li>• <i>53 Station Street, Carlton</i></li> </ul> <p><a href="#"><u>Statement of Significance:</u></a></p> <p><a href="#"><u>Ministry of Housing Infill Public Housing Statement of Significance (78, 43-45 and 75-79 Kay Street, 136 Canning Street, 56-58, 60-62, 76, 80, 51 and 53 Station Street, Carlton), November 2024</u></a> <del><a href="#"><u>April 2024</u></a></del></p>								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO884	<i>Queen Elizabeth Maternal &amp; Child Health Centre, 52-112 Keppel Street, 455-495 Cardigan Street &amp; 960 Swanston Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H1813	Yes	No
HO59	<i>The 60L Green Building 62 Leicester St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO62	<i>Pattison Terrace 148-152 Leicester St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO85	<i>Carlton Inn 154-160 Leicester Street, Carlton  (Alternate address is 175 Pelham St, Carlton)</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1131	<i>Former Astral Motor Wheel Works</i>  <i>51-61 Leicester Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO63	<i>Former Factory &amp; Residence</i>  <i>119-125 Leicester St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1132	<i>Former Factory</i>  <i>135-139 Leicester Street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO64	<del><i>1-31 Lygon St, Carlton</i></del>	Yes	No	No	Yes	No	No	No	No
HO1393  Interim Control  Expiry date:  01/02/2024	<del><i>Building 71- Royal Melbourne Institute of Technology (RMIT), 33-89 Lygon Street, Carlton</i></del> <del><i>also known as 42-48 Carliquin Street</i></del>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><b>Carlton</b></p> <p><u>Statement of Significance:</u></p> <p><b>RMIT Building 71</b></p> <p><b>Royal Melbourne Institute of Technology</b></p> <p><u>Statement of Significance (33-89 Lygon Street, Carlton also known as 42-48 Lygon Street, Carlton), November 2024 April 2023</u></p>								
HO65	<p><i>St Judes Anglican Church, 349-371 Lygon Street, 221-239 Palmerston Street &amp; 2-34 Keppel Street, Carlton</i></p>	-	-	-	Yes	-	Yes Ref No H14	Yes	No
HO68	<p><i>Trades Hall, 2-40 Lygon Street, Carlton</i></p>	-	-	-	Yes	-	Yes Ref No H663	Yes	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO66	<i>Lygon Buildings, 98-126 Lygon Street and 68-72 Queensberry Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H406	Yes	No
HO67	<i>Holdsworth Buildings, 380 Lygon St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H74	Yes	No
HO885	<i>Former Carlton Creche, 101-111 Neill Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H1864	Yes	No
HO71	<b>Former Sir John Young Hotel and Cottages Residences 1822-24 Palmerston St, Carlton</b> <a href="#">Statement of Significance:</a> <b>Former Sir John Young Hotel and Cottages Residences</b> <a href="#">Statements of Significance (18-</a>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<a href="#">24 Palmerston St, Carlton</a> , November 2024 <del>April 2024</del>								
HO976	<i>Church of All Nations and Organ, 180 Palmerston St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H2179	Yes	No
HO81	<i>5-21 Pelham St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO84	<i>Former C Huppert &amp; Co. Factory 157-163 Pelham St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO82	<del>Former Factory and Store Warehouse</del> 96-106 Pelham St, Carlton <a href="#">Statement of Significance:</a> <del>Former Factory and Store Warehouse</del>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<a href="#">Statement of Significance (96-106 Pelham St, Carlton).</a> November 2021 April 2023								
HO83	<i>Former Residence</i>  <i>226 Pelham St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1159	<i>House</i>  <i>228 Pelham Street, Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO926	<i>Cast Iron Urinal, Queensberry Street – North Side, East of Elizabeth Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H2137	No	No
HO927	<i>Cast Iron Urinal, Queensberry Street –South Side, West of Swanston Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H2138	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO87	<a href="#">Gavazzi Terrace, 19 Queensberry St, Carlton</a> <a href="#">Statement of Significance:</a> <a href="#">Gavazzi Terrace Statement of Significance (19 Queensberry St, Carlton), November 2024 April 2023</a>	Yes	No	No	Yes	No	No	No	No
HO88	<i>Dalmeny House, 21 Queensberry St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H525	Yes	No
HO89	<i>Cramond House, 23 Queensberry St and 4-12 Elm Tree Place, Carlton</i>	-	-	-	Yes	-	Yes Ref No H482	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO90	<p><a href="#"><u>Former Catholic Apostolic Church complex</u></a> 53-63 Queensberry St, Carlton</p> <p><b>Statement of Significance:</b></p> <p><a href="#"><u>Former Catholic Apostolic Church complex Statement of Significance (53-63 Queensberry St, Carlton), November 2024 April 2023</u></a></p>	Yes	No	No	Yes	No	No	No	No
HO91	<p><a href="#"><u>Pair of Dwellings, 133-135 Queensberry St, Carlton</u></a></p> <p><b>Statement of Significance:</b></p> <p><a href="#"><u>Pair of Dwellings Statement of Significance (133-135 Queensberry St, Carlton), November</u></a></p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	2024 April 2024								
HO1136	Former Factory 225-227 Queensberry Street, Carlton	Yes	No	No	Yes	No	No	No	No
HO94	Former Independent Mission Hall 229 Queensberry St, Carlton	Yes	No	No	Yes	No	No	No	No
HO95	Former Mills Hotel 259 Queensberry St, Carlton	Yes	No	No	Yes	No	No	No	No
HO97	128-140 Queensberry St and 148-150 Queensberry St, Carlton	Yes	No	No	Yes	No	No	No	No
	Interim Control Expiry date 01/02/2024								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO807	<i>144-146 Queensberry St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1134	<i>Former Paton's Brake Replacement Factory  198-202 Queensberry street, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO99	<i>Shop  210 Queensberry St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO1135	<i>Carlton Tram Substation  214-222 Queensberry Street, Carlton</i>	-	-	-	Yes	-	Yes  Ref No H2325	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO93	<i>Former Primary School No. 2365</i>  <i>224 Queensberry St, Carlton</i>	-	-	-	Yes	-	Yes  Ref No H970	Yes	No
HO102	<i>Public Urinal, Queensberry St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO103	<i><a href="#">Dwelling, 25-27 Rathdowne St, Carlton</a></i>  <i><a href="#">Statement of Significance:</a></i>  <i><a href="#">Dwelling Statement of Significance (25-27 Rathdowne St, Carlton), November 2024 April 2023</a></i>	Yes	No	No	Yes	No	No	No	No
HO809	<i><a href="#">Former Manufacturing Building, 29-31 Rathdowne St, Carlton</a></i>  <i><a href="#">Statement of</a></i>	Yes	No	No	Yes	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><b>Significance:</b></p> <p><a href="#">Former Manufacturing Building 29-31 Rathdowne Street, Carlton Statement of Significance, November 2021 April 2023</a></p>								
HO104	<p><a href="#">Montefiore House, 49 Rathdowne St, Carlton</a></p> <p><b>Statement of Significance:</b></p> <p><a href="#">Montefiore House Statement of Significance (49 Rathdowne St, Carlton), November 2021 April 2023</a></p>	Yes	No	No	Yes	No	No	No	No
HO105	<p><i>Former Presbyterian Manse, 97-10 5 Rathdowne Street, Carlton</i></p>	-	-	-	Yes	-	Yes Ref No H17	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO106	<i>Primary School No. 2605, 201-231 Rathdowne St, Carlton</i>	-	-	-	Yes	-	Yes Ref No H1624	Yes	No
HO107	<i>Sacred Heart Catholic Church, 169-199 Rathdowne Street, 2-40 Pelham Street &amp; 154-184 Drummond Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H16	Yes	No
HO108	<i>Queensberry Hotel 593 Swanston St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO810	<i>Shop 599 Swanston St, Carlton</i>	Yes	No	No	Yes	No	No	No	No
HO110	<i>625-629 Swanston St, Carlton</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO111	<p><a href="#"><u>Pair of Shops and Residences, 462-468 Swanston St, Carlton</u></a></p> <p><a href="#"><u>Statement of Significance:</u></a></p> <p><a href="#"><u>Pair of Shops and Residences Statement of Significance (462-468 Swanston St, Carlton), November 2024 April 2023</u></a></p>	Yes	No	No	Yes	No	No	No	No
HO112	<p><a href="#"><u>Pair of Shops and Residences, 508-512 Swanston St, Carlton</u></a></p> <p><a href="#"><u>Statement of Significance:</u></a></p> <p><a href="#"><u>Pair of Shops and Residences Statement of Significance (508-512 Swanston St, Carlton), November 2024 April 2023</u></a></p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO113	<a href="#"><u>Pair of Dwellings, 554-556 Swanston St, Carlton</u></a> <a href="#"><u>Statement of Significance:</u></a> <a href="#"><u>Pair of Dwellings Statements of Significance (554-556 Swanston St, Carlton), November 2021 April 2023</u></a>	Yes	No	No	Yes	No	No	No	No
HO814	<del>630 Swanston St, Carlton</del>	Yes	No	No	Yes	No	No	No	No
HO115	Former No 3 Carlton Fire Station, 644-658 Swanston St, Carlton	-	-	-	Yes	-	Yes Ref No H1320	Yes	No
HO116	<a href="#"><u>Residential Terrace Row, 676-682 Swanston St, Carlton</u></a> <a href="#"><u>Statement of Significance:</u></a>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<a href="#">Residential Terrace Row Statement of Significance (676-682 Swanston St, Carlton),</a> November 2024 April 2023								
HO912	<i>Residence, 896-898 Swanston Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H95	Yes	No
HO1299	<i>Plumbers and Gasfitters Union Building</i> <i>50-52 Victoria Street, Carlton</i>	-	-	-	Yes	-	Yes Ref No H2307	Yes	No
HO118	<a href="#">Russell Terrace, 68-72 Victoria St, Carlton</a> <b>Statement of Significance:</b> <a href="#">Russell Terrace Statements of Significance (68-72 Victoria St, Carlton),</a>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>November 2024 April 2023</p>								
HO1398	<p><del>RMIT</del> Building 51, 56 and 57, <del>Royal Melbourne Institute of Technology (RMIT)</del> Serial listing:</p> <ul style="list-style-type: none"> <li>80-90 Victoria Street, Carlton (Building 51)</li> <li>33-89 Lygon Street, Carlton (Building 56 and Building 57)</li> </ul> <p><u>Statement of Significance:</u></p> <p><del>RMIT</del> Buildings 51, 56 and 57 <del>Royal Melbourne Institute of Technology (RMIT)</del> <u>Statement of Significance (80-92 Victoria</u></p>	No	No	No	Yes	No	No	No	No
Interim-Control									
Expiry-date:									
01/02/2024									

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<a href="#">Street and 33-89 Lygon Street, Carlton,</a> November 2024 April 2025								

## 2.4 East Melbourne and Jolimont

[Proposed C405](#)

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO928	<i>Mary Mackillop House, 348-362 Albert Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1062	Yes	No
HO120	<i>402-406 Albert St, East Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO121	<i>Terrace, 408 Albert St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H851	Yes	No
HO122	<i>Victorian Artists Society, 428-430 Albert St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H634	Yes	No
HO123	<i>Former Baptist Church House, 486- 492 Albert St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H3	Yes	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO124	<i>East Melbourne Synagogue, 494-500 Albert St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H495	Yes	No
HO125	<i>494-508 Albert St, East Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO128	<i>Old Men's Shelter, Powlett Reserve, 61-67 Albert Street &amp; 150-152 Powlett Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H945	Yes	No
HO129	<i>St. Patricks Cathedral Precinct, 2-20 Gisborne Street, 2-60 Cathedral Place, 371-449 Albert Street, 7-9 Lansdowne Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H8	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO890	<i>Melbourne Cricket Ground, Brunton Ave, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1928	Yes	No
HO134	<i>St. Hilda's House, 1-19 Clarendon St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H481	Yes	No
HO130	<i>Philadelphia Robertson House (Mosspennoch), 22-40 Clarendon Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H420	Yes	No
HO131	<i>Bishopscourt, 84-122 Clarendon St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H27	Yes	No
HO886	<i>Freemasons Hospital, 166 Clarendon Street, , East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1972	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO132	<i>Residence, 202-206 Clarendon St, cnr Albert Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H28	Yes	No
HO133	<i>Clarendon Terrace, 208-212 Clarendon St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H29	Yes	No
HO136	<i>Residence, 191-197 George St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H565	Yes	No
HO135	<i>Braemar, 176-180 George St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H52	Yes	No
HO922	<i>Ola Cohn House, 41-43 Gipps Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H2002	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO986	<i>Residence, 98-106 Gipps Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H2131	Yes	No
HO138	<i>Little Parndon, 159 Gipps St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H56	Yes	No
HO139	<i>Town House, 179 Gipps St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H57	Yes	No
HO137	<i>Nepean Terrace, 128-132 Gipps Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H53	Yes	No
HO142	<i>St. Peters Eastern Hill Precinct, 13-19 Gisborne St &amp; 453-479 Albert Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H9	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO143	<i>Eastern Hill Fire Station, 23-41 Gisborne Street, 446-476 Albert Street, &amp; 108-122 Victoria Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1042	Yes	No
HO144	<i>Town House, 115-117 Grey St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H58	Yes	No
HO145	<i>Terrace, 128-132 Grey St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H59	Yes	No
HO929	<i>Mercy Hospital, 145- 161 Grey Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1954	Yes	No
HO146	<i>St. John's Church, 1251-1289 Hoddle Street, 576-594 Victoria Pde &amp; 2-30</i>	-	-	-	Yes	-	Yes Ref No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>Albert Street, East Melbourne</i>						H757		
HO147	<i>Chandos, 42-48 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H535	Yes	No
HO148	<i>Queen Bess Row, 72-76 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H602	Yes	No
HO149	<i>Fairhall, 154-156 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H60	Yes	No
HO887	<i>Residence, 157 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H61	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO150	<i>Cyprus Terrace, 158 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H62	Yes	No
HO151	<i>Cyprus Terrace, 160 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H63	Yes	No
HO152	<i>Cyprus Terrace, 162 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H64	Yes	No
HO153	<i>Cyprus Terrace, 164 Hotham St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H65	Yes	No
HO192	<i>Residence, 12 Jolimont Terrace, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H513	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO193	<i>Residence, 32-34 Jolimont Terrace, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H514	Yes	No
HO154	<i>Burlington Terrace, 15-27 Lansdowne Street &amp; 384- 400 Albert Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H797	Yes	No
HO888	<i>Tram Shelter, Cnr Macarthur St &amp; St. Andrews Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1870	Yes	No
HO127	<i>New Temple Church, 2-6 Morrison Place &amp; 420-422 Albert Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H852	Yes	No
HO160	<i>Terrace, 8-10 Morrison Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H853	Yes	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO161	<i>Terrace, 14-18 Morrison Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H854	Yes	No
HO162	<i>Terrace, 20 Morrison Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H855	Yes	No
HO163	<i>Terrace, 22 Morrison Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H856	Yes	No
HO164	<i>Aubrey Bowen Wing, Royal Vict. Eye &amp; Ear Hospital, Morrison Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1724	Yes	No
HO930	<i>Cast Iron Urinal, Nicholson Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H2149	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO165	<i>ICI House, 1-4 Nicholson St &amp; 510-532 Albert St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H786	Yes	No
HO166	<i>Tasma Terrace, 2-12 Parliament Place &amp; 34-40 St Andrews Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1025	Yes	No
HO167	<i>Lutheran Church, 22-36 Parliament Place &amp; 65-75 Cathedral Place, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H15	Yes	No
HO168	<i>Foynes, 52 Powlett St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H499	Yes	No
HO169	<i>Eastcourt, 54 Powlett St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H87	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO170	<i>Canterbury Terrace, 82-112 Powlett St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H454	Yes	No
HO171	<i>Residence, 130 Powlett St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H88	Yes	No
HO172	<i>The Opera House, 138 Powlett St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H89	Yes	No
HO889	<i>East Collingwood Rifles Volunteer Orderly Room, 172-188 Powlett Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H1801	Yes	No
<a href="#">HO1400</a>	<a href="#">Punt Road Oval (Richmond Cricket Ground), Punt Road, East</a>	Yes, Jack Over Stand 101334	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<a href="#">Melbourne</a>  <a href="#">Statement of Significance:</a>  <a href="#">Punt Road Oval (Richmond Cricket Ground) Statement of Significance (Punt Road, East Melbourne), November 2021-April 2023</a>	end 1927 1910							
HO174	<i>Treasury Reserve Precinct, 3 Treasury Place, &amp; St Andrews Place &amp; Macarthur Street &amp; 2 Treasury Place, East Melbourne, and Spring Street &amp; 1 Treasury Place &amp; 1 Macarthur Place, Melbourne</i>	-	-	-	Yes	-	Yes  Ref No H1526	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO931	<i>Gordon Reserve, Spring Street and Macarthur Street, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H47	Yes	No
HO188	<i>Former Salvation Army Training Garrison, 68-88 Victoria Pde, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H554	Yes	No
HO179	<i>Terrace, 146-148 Victoria Pde, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H857	Yes	No
HO180	<i>Terrace, 150 Victoria Pde, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H858	Yes	No
HO812	<i>152 Victoria Pde, East Melbourne</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO813	<i>160 Victoria Pde, East Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO181	<i>Ardee, 162-166 Victoria Pde, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H859	Yes	No
HO182	<i>Ensor, 168-172 Victoria Pde, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H860	Yes	No
HO183	<i>Church of the Holy Annunciation Evangelismos, 186-196 Victoria Parade, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H532	Yes	No
HO184	<i>Cathedral College, Former Christian Brothers College 'Parade', 256-278 Victoria Parade,</i>	-	-	-	Yes	-	Yes Ref No H20	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>East Melbourne</i>								
HO185	<i>Terrace, 352-354 Victoria Pde, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H638	Yes	No
HO186	<i>Terrace, 356-358 Victoria Pde, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H639	Yes	No
HO187	<i>Former Victoria Brewery, 388-442 Victoria Parade, 148-200 Albert St &amp; 187-225 Powlett St, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H624	Yes	No
HO189	<i>Ornamental Tramway Overhead Poles, Victoria Pde, East Melbourne (see also HO299)</i>	-	-	-	Yes	-	Yes Ref No H1023	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO173	<i>Former Yarra Park Primary School No. 1406, 2-40 Webb Lane, East Melbourne</i>	-	-	-	Yes	-	Yes Ref No H768	Yes	No
HO194	<i>Yarra Park &amp; Former Grand Rank Cabman's Shelter near Footbridge, Wellington Pde and Punt Rd and Vale St and Jolimont Tce and Brunton Ave and Jolimont St, East Melbourne</i>  <i>The heritage place includes</i>  <i>Two Aboriginal Scarred Trees Yarra Park</i>	-	-	-	Yes	-	Yes Ref No H849 & Ref No H2251	Yes	No



27/10/2020  
C399melb

## SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

### 1.0

~~25/04/2023~~  
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[Proposed](#)  
[C405melb](#)  
[C445melb](#)

### Incorporated documents

Name of document	Introduced by:
86-96 Stubbs Street, Kensington - August 2022	C436melb
2 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
12 Riverside Quay, Southbank, November 2020	C391melb
19 Gower Street, Kensington Statement of Significance, March 2022	C396melb
17 Westbourne Road, Kensington Statement of Significance, March 2022	C396melb
17-19 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
29-31 Rathdowne Street, Carlton Statement of Significance, March 2022	C396melb
47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022	C396melb
53-57 Lonsdale Street, Melbourne Statement of Significance, April 2022	C387melb
59 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
72-74 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
73-77 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
83 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
86 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
90-92 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
111 Lorimer Street, Docklands, Incorporated Document, November 2022	C364melb
150 Lonsdale Street, Melbourne - Australian Federal Police, Melbourne State Office, May 2020	C375melb

Name of document	Introduced by:
150-160 & 162-188 Turner Street, Port Melbourne, Incorporated Document, November 2022	C420melb
166 Russell Street, Melbourne Statement of Significance, April 2022	C387melb
21-35 Power Street & 38 Freshwater Place, Southbank, July 2021	C398melb
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
285 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
55 Southbank Boulevard, Southbank, February 2017	C288
310-316 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219
87-127 Queens Bridge Street, Southbank, July 2018 (Amended August 2020)	C386melb
850-858 Lorimer Street, Port Melbourne, Incorporated Document, March 2022	C361melb
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), April 2022	C387melb
Apartment Building Statement of Significance (13-15 Collins Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Arden Parking Precinct Plan, August 2021	C407melb
Arden Precinct Cross Sections, July 2022	C407melb
Arden Precinct Development Contributions Plan, July 2022	C407melb
Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), April 2022	C387melb
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
<del>Carlton House Carpark (Former Royal Women’s Hospital Carpark) Statement of Significance (96 Grattan Street, Carlton), November 2021-April 2022</del>	<a href="#">C405melb</a>
Carlton Connect Initiative Incorporated Document, March 2018	C313
Carlton Recreation Ground Incorporated Document, September 2020	C377melb
<del>Former Carlton Union Hotels Precinct Statement of Significance, (1-31 Lygon Street, Carlton), November 2021, April 2022</del>	<a href="#">C405melb</a>
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb

Name of document	Introduced by:
Coates Building Statement of Significance (18-22 Collins Street, Melbourne), April 2022	C387melb
Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), April 2022	C387melb
Commercial building Statement of Significance (480 Bourke Street, Melbourne), April 2022	C387melb
Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), April 2022	C387melb
<a href="#">Cross Street Co-operative Housing Statement of Significance (422-432 Cardigan Street, Carlton)</a> , <del>November 2021</del> April 2022	<a href="#">C405melb</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), April 2022	C387melb
Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), April 2022	C387melb
Drewery Lane Precinct Statement of Significance, April 2022	C387melb
<a href="#">Dwelling Statement of Significance (25-27 Rathdowne Street, Carlton)</a> , <del>November 2021</del> April 2022	<a href="#">C405melb</a>
Dynon Port Rail Link Project	C113
<a href="#">Earth Sciences Building (McCoy Building) University of Melbourne, Statement of Significance, (253-283 Elgin Street Carlton)</a> , <del>November 2021</del> April 2022	<a href="#">C405melb</a>
<del>Incorporated Plan, Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton, Incorporated Document April 2022</del>	<del>C405melb</del>
Electricity Substation Statement of Significance (224-236 Salmon Street, Port Melbourne), May 2022	C394melb

Name of document	Introduced by:
Emporium Melbourne Development, July 2009	C148
Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), April 2022	C387melb
Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), April 2022	C387melb
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Flinders Lane East Precinct Statement of Significance, April 2022	C387melb
Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), April 2022	C387melb
Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), April 2022	C387melb
Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), April 2022	C387melb
Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), April 2022	C387melb
Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), April 2022	C387melb
Former Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), April 2022	C387melb
Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), April 2022	C387melb
Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), April 2022	C387melb
Former Bank of Australasia Statement of Significance (152-156 Swanston Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), April 2022	C387melb
Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), April 2022	C387melb
Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), April 2022	C387melb
Former Cassells Tailors Pty Ltd Statement of Significance (341-345 Elizabeth Street, Melbourne), April 2022	C387melb
<a href="#">Former Catholic Apostolic Church complex Statement of Significance (53-63 Queensberry Street, Carlton), <b>November 2021</b> April 2022</a>	<a href="#">C405melb</a>
<a href="#">Former Children's Hospital Precinct Statement of Significance (110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, Carlton), <b>November 2021</b> April 2022</a>	<a href="#">C405melb</a>
Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), April 2022	C387melb
Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), April 2022	C387melb
Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), April 2022	C387melb
Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), April 2022	C387melb
Former Craig, Williamson Pty Ltd complex Statement of Significance (57-67 Little Collins Street, Melbourne), April 2022	C387melb
Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), April 2022	C387melb
Former Dillingham Estates House Statement of Significance (114-128 William Street, Melbourne), April 2022	C387melb
Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), April 2022	C387melb
Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Factory Statement of Significance (203-207 King Street, Melbourne), April 2022	C387melb
<a href="#">Former Factory Warehouse and Store Statement of Significance (96-106 Pelham Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), April 2022	C387melb
Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), April 2022	C387melb
Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), April 2022	C387melb
Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), April 2022	C387melb
Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), April 2022	C387melb
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Hosie's Hotel Statement of Significance (1-5 Elizabeth Street, Melbourne), April 2022	C387melb
Former John Danks & Son Statement of Significance (Part 393-403 Bourke Street, Melbourne), April 2022	C387melb
Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), April 2022	C387melb
Former Kraft Vegemite Factory Statement of Significance (1 Vegemite Way, Port Melbourne), July 2022	C394melb
Former Law institute House (382 Little Collins Street, Melbourne), April 2022	C387melb
Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), April 2022	C387melb

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Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), April 2022	C387melb
Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), April 2022	C387melb
Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), April 2022	C387melb
Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), April 2022	C387melb
<a href="#">Former Manufacturing Building Statement of Significance (29-31 Rathdowne Street, Carlton)</a> , <b>November 2021</b> , April 2022	<a href="#">C405melb</a>
Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), April 2022	C387melb
Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (23-25 George Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (11-27 Tavistock Place, Melbourne), April 2022	C387melb
Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), April 2022	C387melb
Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), April 2022	C387melb
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Former Paramount House Statement of Significance (256-260 King Street, Melbourne), April 2022	C387melb
Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), April 2022	C387melb
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Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne), ), April 2022	C387melb
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Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), April 2022	C387melb
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Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street Melbourne), April 2022	C387melb
<del>Former St John's Yacht</del> Hotel and <del>residences</del> cottages Statement of Significance (18-24 Palmerston Street, Carlton), <del>November 2021 - April 2022</del>	<a href="#">C405melb</a>
Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), April 2022	C387melb
Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), April 2022	C387melb
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Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), April 2022	C387melb
Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), April 2022	C387melb
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<a href="#">Gavazzi Terrace Statement of Significance (19 Queensberry Street, Carlton)</a> , <b>November 2021</b> April 2022	<a href="#">C405melb</a>
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Great Western Hotel Statement of Significance (204-208 King Street, Melbourne), April 2022	C387melb
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended April 2022)	C387melb
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended April 2022)	C387melb

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Henty House Statement of Significance (499-503 Little Collins Street, Melbourne), April 2022	C387melb
Heritage Places Inventory March 2022 (Amended <del>January-November 2021</del> <b>April 2023</b> )	C445melb
<del>Heritage Places Inventory February 2020 Part B (Amended September 2022)</del>	<del>C409melb</del>
Heritage Precincts Statements of Significance February 2020 (Amended <del>November 2022</del> <b>April 2023</b> )	C387melb
High wall signs - 766 Elizabeth Street, Carlton	NPS1
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<del>C01</del> <a href="#">Carlton Precinct Statement of Significance</a> <del>November 2021</del> <b>April 2023</b>	<a href="#">C405melb</a>
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
<a href="#">Hotel Lincoln and Environs Precinct Statement of Significance (91-95 Cardigan Street and 134-150 Queensberry Street, Carlton)</a> , <del>November 2021</del> <b>April 2023</b>	<a href="#">C405melb</a>
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Hoyts Mid City Cinemas Statement of Significance (194-200 Bourke Street, Melbourne), April 2022	C387melb
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Little Lonsdale Street Precinct Statement of Significance, April 2022	C387melb
Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), April 2022	C387melb
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Major Promotion Signs, December 2008	C147
<a href="#">Mary's Terrace Statement of Significance (50-56 Cardigan Street, Carlton), <del>November 2024</del> April 2021</a>	<a href="#">C405melb</a>
Melbourne Aquarium Signs, July 2001	C11
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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

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Melbourne House Statement of Significance (354-360 Little Bourke Street, Melbourne), April 2022	C387melb
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Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176
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<a href="#">Ministry of Housing Infill Public Housing Statement of Significance (78-43-45 and 75-79 Kay Street, 136 Canning Street, 56-58, 60-62, 76-80, 51 and 53 Station Street, Carlton)</a> <del>75-79 Kay Street, 76-80 Station Street, 78 Kay street, 43-45 Kay Street, 136 Canning Street, 51-53 Station Street and 56-58 Station Street, Carlton, November 2021</del> <del>April 2022</del>	<a href="#">C405melb</a>
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Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2022	C422melb
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Nubrik House Statement of Significance (269-275 William Street, Melbourne), April 2022	C387melb
Office building Statement of Significance (589-603 Bourke Street), April 2022	C387melb
<a href="#">Office Building Statement of Significance (207-221 Drummond Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
Offices Statement of Significance (422-424 Bourke Street, Melbourne), April 2022	C387melb
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
<a href="#">Pair of Dwellings Statement of Significance (199-201 Cardigan Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
<a href="#">Pair of Dwellings Statement of Significance (133-135 Queensberry Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
<a href="#">Pair of Dwellings Statement of Significance (554-556 Swanston Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
<a href="#">Pair of Shops and Residences Statement of Significance (462-468 Swanston Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
<a href="#">Pair of Shops and Residences Statement of Significance (508-512 Swanston Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
Park Tower Statement of Significance (199-207 Spring Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Peter Hall Building (formerly known as the Richard Berry Building) Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
PMG Postal Workshops, Garages & Stores complex, Part 45-99 Sturt Street Southbank Incorporated Plan, November 2020	C305melb
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
<a href="#">Postmodern Terrace Row Statement of Significance (129-135, 137 and 139-141 Canning Street, Carlton)</a> , <del>November 2021</del> April 2022	<a href="#">C405melb</a>
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<a href="#">Punt Road Oval (Richmond Cricket Ground) Statement of Significance (Punt Road, East Melbourne)</a> , <del>November 2021</del> April 2022	<a href="#">C405melb</a>
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
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<a href="#">Residential Terrace Row Statement of Significance (101-111 Cardigan Street, Carlton)</a> , <del>November 2021</del> April 2022	<a href="#">C405melb</a>
<a href="#">Residential Terrace Row Statement of Significance (676-682 Swanston Street, Carlton)</a> , <del>November 2021</del> April 2022	<a href="#">C405melb</a>

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<del>RMIT Buildings 51, 56 and 57, Royal Melbourne Institute of Technology (RMIT) Statement of Significance (80-89 Victoria Street and 33-89 Lygon Street, Carlton), November 2021</del> April 2022	<a href="#">C405melb</a>
<del>RMIT Building 71, Royal Melbourne Institute of Technology (RMIT) Statement of Significance, (33-89 Lygon Street, Carlton) (also known as 42-48 Cardigan Street, Carlton) November 2021</del> April 2022	<a href="#">C405melb</a>
<del>RMIT Building 94, Royal Melbourne Institute of Technology (RMIT) Statement of Significance (23-37 Cardigan Street, Carlton), November 2021</del> April 2022	<a href="#">C405melb</a>
Royal Insurance Group building Statement of Significance (430 - 442 Collins Street, Melbourne), April 2022	C387melb
Royal Mail House Statement of Significance (253-267 Bourke Street, Melbourne), April 2022	C387melb
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
<a href="#">Royal Terrace Statement of Significance (272-278 Faraday Street, Carlton), November 2021</a> April 2022	<a href="#">C405melb</a>
<a href="#">Russell Terrace Statement of Significance (68-72 Victoria Street, Carlton), November 2021</a> April 2022	<a href="#">C405melb</a>
Sanders and Levy Building Statement of Significance (149-153 Swanston Street, Melbourne), April 2022	C387melb
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Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shed 21 Statement of Significance (206 Lorimer Street, Docklands), May 2022	C394melb
Shop and residence Statement of Significance (215-217 Swanston Street, Melbourne), April 2022	C387melb



Name of document	Introduced by:
Shop, cafe and office Statement of Significance (7-9 Elizabeth Street, Melbourne), April 2022	C387melb
Shops and dwellings Statement of Significance (201-207 Bourke Street, Melbourne), April 2022	C387melb
Shops and dwellings Statement of Significance (209-215 Bourke Street, Melbourne), April 2022	C387melb
Shops and offices Statement of Significance (359-363 Lonsdale Street, Melbourne), April 2022	C387melb
<a href="#">Shops and Residences Statement of Significance (83-87 Cardigan Street, Carlton), <del>November 2021</del> April 2022</a>	C405melb
Shops, residence and former bank Statement of Significance (146-150 Bourke Street, Melbourne), April 2022	C387melb
Shops Statement of Significance (173-175 Bourke Street, Melbourne), April 2022	C387melb
Shops Statement of Significance (470-472 Little Lonsdale Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (171 Bourke Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (37 Little Collins Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (215 Queen Street, Melbourne), April 2022	C387melb
Shrine of Remembrance Signage, July 2021	C388melb
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Simplot Australia head office, Kensington, October 2001	C52
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Name of document	Introduced by:
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Southgate Redevelopment Project, 3 Southgate Avenue, Southbank, September 2021	C390melb
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
Swanston Street North Precinct Statement of Significance, April 2022	C387melb
Swanston Street South Precinct Statement of Significance, April 2022	C387melb
Swiss Club of Victoria Statement of Significance (87-89 Flinders Lane, Melbourne), April 2022	C387melb
<a href="#">Terrace Row, George's Terrace and Clare House Statement of Significance (51-71 Cardigan Street, Carlton), <del>November 2021</del> April 2022</a>	<a href="#">C405melb</a>
The Former Houston Building Statement of Significance (184-192 Queen Street, Melbourne), April 2022	C387melb
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
The University of Melbourne Fishermans Bend Campus, August 2020	C371melb
The Waiters Restaurant Statement of Significance (20 Meyers Place, Melbourne), April 2022	C387melb

Name of document	Introduced by:
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), April 2022	C387melb
Turnverein Hall Statement of Significance (30-34 La Trobe Street, Melbourne), April 2022	C387melb
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Veterinary and Agricultural Sciences Building Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
Victoria Club Building Statement of Significance (131-141 Queen Street, Melbourne), April 2022	C387melb
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
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Wales Corner Statement of Significance (221-231 Collins Street, Melbourne), April 2022	C387melb
Warehouse Statement of significance (1-5 Coverlid Place, Melbourne), April 2022	C387melb
Warehouse statement of Significance (11-15 Duckboard Place, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (353 Exhibition Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (11A Highlander Lane, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Warehouse Statement of Significance (26-32 King Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (171-173 King Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (34-36 Little La Trobe Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (27-29 Little Lonsdale Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (410-412 Lonsdale Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (577-583 Little Collins Street, Melbourne), April 2022	C387melb
West Gate Tunnel Project Incorporated Document, December 2017	GC93
West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	C396melb
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6

31/07/2018  
VC148

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

### 1.0

### Background document

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Name of background document	Amendment number - clause reference
<i>A Strategy for a Safe City 2000-2002</i> (City of Melbourne, 2000)	C162 Clause 13.07-1L Clause 15.01-1L
<i>Amendment C396 Heritage Category Conversion Review</i> (Lovell Chen and Anita Brady Heritage, July 2021)	C396melb Clause 15.03-1L
<i>Arden Macaulay Heritage Review</i> (Graeme Butler & Associates, 2012)	C258 Clause 15.03-1L
<i>Arden Precinct Flood Management Policy</i> (Melbourne Water, June 2022)	C407melb Clause 11.03-6L
<i>Arden Structure Plan</i> (Victorian Planning Authority, July 2022)	C407melb Clause 11.03-6L
<i>Bike Plan 2002—2007—A Transportation Strategy</i> (City of Melbourne, 2002)	C162
<i>Bourke Hill Heritage, Planning and Urban Design Review</i> (Department of Transport, Planning and Local Infrastructure, 2014)	C240 Clause 15.01-1L
<i>Bourke Hill Precinct Heritage Review Amendment C240</i> (Trethowan, 2015)	C258 Clause 15.03-1L
<i>The Burra Charter: the Australia ICOMOS charter for Places of Cultural Significance</i> (Australia ICOMOS, 2013)	C258 Clause 15.03-1L
<i>Carlton Access and Parking Strategy</i> (City of Melbourne, 2004)	C162
<i>Carlton Brewery Masterplan</i> (City of Melbourne, 2007)	C126
<i>Carlton Gardens Master Plan</i> (City of Melbourne, 1991)	C162
<a href="#"><i>Carlton Heritage Review</i> (Lovell Chen, November 2021, updated February 2022)</a>	<a href="#">C405melb</a> <a href="#">Clause 15.03-1L</a>
<i>Carlton Integrated Local Area Plan—A Vision to 2010</i> (City of Melbourne, 2000)	C162

Name of background document	Amendment number - clause reference
<i>Carlton, North Carlton and Princes Hill Conservation Study</i> (Nigel Lewis and Associates, 1994 & 1985)	C258 Clause 15.03-1L
<i>City North Heritage Review</i> , RBA Architects ( RBA Architects, 2013)	C258 Clause 15.03-1L
<i>Central Activities District Conservation Study</i> (Graeme Butler, 1985)	C258 Clause 15.03-1L
<i>Central City Built Form Review Synthesis Report</i> (Department of Environment, Land, Water and Planning, 2016)	C270 Clause 15.01-1L Clause 15.01-2L
<i>Central City Built Form Review Overshadowing Technical Report</i> (Department of Environment, Land, Water and Planning, April 2016)	C270 Clause 15.01-1L
<i>Central City (Hoddle Grid) Heritage Review</i> (Graeme Butler, 2011)	C258 Clause 15.03-1L
<i>Central City Planning and Design Guidelines</i> (City of Melbourne, 1991)	C105 Clause 15.01-1L
<i>Central Melbourne Design Guide</i> (City of Melbourne, 2019)	C308melb Schedule 1 to Clause 43.02
<i>City Plan 2010</i> (City of Melbourne, 2001)	C162
<i>City of Melbourne: Energy, Water and Waste Review</i> (City of Melbourne, 2011)	C187 Clause 15.01-2L
<i>City of Melbourne Open Space Strategy</i> (Thompson Berrill Landscape Design and Environment & Land Management, 2012)	C209 Clause 19.02-6L
<i>City of Melbourne Open Space Strategy, Technical Report</i> (Thompson Berrill Landscape Design and Environment & Land Management, 2012)	C209 Clause 19.02-6L
<i>City of Melbourne Open Space Strategy, Open Space</i>	C209

Name of background document	Amendment number - clause reference
<i>Contributions Framework</i> (Environment & Land Management and Thompson Berrill Landscape Design, 2012)	Clause 19.02-6L
<i>City of Melbourne, Zero, Net Emissions by 2020</i> (City of Melbourne, 2002)	C187 Clause 15.01-2L
<i>City of Melbourne, Zero Net Emissions by 2020 Update 2008</i> (City of Melbourne, 2008)	C187 Clause 15.01-2L
<i>CBD Lanes Built Form Review ID Sheets</i> (Hansen Partnership Ltd, 2005)	C105 Clause 15.01-1L
<i>City of Melbourne, Total Watermark - City as a Catchment</i> (City of Melbourne, 2009)	C187 Clause 15.01-2L
<i>City of Melbourne Waste Management Strategy</i> (City of Melbourne, 2005)	C187 Clause 15.01-2L
<i>City of Melbourne Water Sensitive Urban Design Guidelines</i> (City of Melbourne, 2009)	C142 Clause 19.03-3L
<i>Guidelines for Preparing a Waste Management Plan</i> (City of Melbourne, 2021)	C187 Clause 15.01-2L
<i>City of Melbourne Social Planning Framework</i> (City of Melbourne, 2002)	C162
<i>City of Melbourne Stormwater Management Plan</i> (City of Melbourne, 2000)	C162
<i>City North Heritage Review</i> , RBA Architects (RBA Architects, 2013)	C198 Clause 15.03-1L
<i>City of Port Phillip and City of Moreland, Sustainable Design Scorecard</i> (City of Port Phillip and City of Moreland)	C187 Clause 15.01-2L
<i>City West Plan, 2002</i> (City of Melbourne, 2002)	C162
<i>Disability Action Plan 2001—2004</i> (City of Melbourne, 2001)	C162
<i>Docklands Community Development Plan 2001-2016</i> (City of Melbourne, 2002)	C162 Clause 11.03-6L
<i>Drugs Action Plan 2001-2003</i> (City of Melbourne, 2001)	C162
<i>East Melbourne &amp; Jolimont Conservation Study</i> (Meredith Gould, 1985)	C258 Clause 15.03-1L
<i>Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report</i> (HLCD, 2022)	C394melb Clause 02.03-4 and



Name of background document	Amendment number - clause reference
	Clause 15.03-1L
<i>Fitzroy and Treasury Gardens Management Plan</i> (City of Melbourne, 1996)	C162
<i>Fishermans Bend Vision</i> (DELWP, 2016)	C162 Clause 11.03-6L
<i>Fishermans Bend Framework</i> (DELWP, 2018)	C162 Clause 11.03-6L
<i>Fishermans Bend Community Infrastructure Plan</i> (DELWP, 2017)	C162
<i>Fishermans Bend Urban Design Strategy</i> (Hodyl and Co, 2017)	C162
<i>Fishermans Bend Public Space Strategy</i> (Planisphere, 2017)	C162
<i>Fishermans Bend Integrated Transport Plan</i> (DEDJTR, 2017)	C162
<i>Fishermans Bend Sustainability Strategy</i> (DELWP, 2017)	C162
<i>Flagstaff Gardens Master Plan</i> (City of Melbourne, 2000)	C162
<i>Flemington &amp; Kensington Conservation Study</i> (Graeme Butler & Associates, 1985)	C258 Clause 15.03-1L
<i>Future Melbourne Community Plan</i> (City of Melbourne, September 2008)	C187 Clause 15.01-2L
<i>Grids and Greenery: The Character of Inner Melbourne</i> (City of Melbourne, 1987)	C162 Clause 15.01-1L
<i>Growing Green</i> (City of Melbourne, 2003)	C162
<i>Green Star Rating Tools</i> (Green Building Council of Australia)	C187 Clause 15.01-2L
<i>Guildford and Hardware Laneways Heritage Study</i> (Lovell Chen, 2017) (Updated October 2018)	C387melb Clause 15.03-1L
<i>Harbour, Railway, Industrial Conservation Study</i> (Meredith Gould Architects, 1985)	C258 Clause 15.03-1L
<i>Hoddle Grid Heritage Review</i> (GML and GJM, July 2020) (Updated March 2022)	C387melb Clause 15.03-1L
<i>How to Calculate Floor Area Uplifts and Public Benefits</i> (DELWP, 2016)	C270 Clause 15.01-2L

Name of background document	Amendment number - clause reference
<i>Integration and Design Excellence, Melbourne Docklands</i> (Docklands Authority, July 2000)	C162 Clause 11.03-6L
<i>JJ Holland Park Concept Plan</i> (City of Melbourne, 1998)	C162
<i>Kensington Heritage Review</i> (Graeme Butler & Associates, 2013)	C215 Clause 15.03-1L
<i>Linking People, Homes and Communities - A Social Housing Strategy 2001—2004</i> (City of Melbourne, 2001)	C162
<i>Lygon Street Action Plan</i> (Melbourne Metropolitan Board of Works and City of Melbourne, 1984)	C59 Clause 17.02-1L
<i>Melbourne BioAgenda</i> (City of Melbourne, 2002)	C162
<i>Melbourne Docklands Bicycle Strategy</i> (EDAW in association with SKM, 2000)	C92 Clause 11.03-6L
<i>Melbourne Docklands Community Development Plan 2001-2016</i> (Docklands Authority, 2001)	C92 Clause 11.03-6L
<i>Melbourne Docklands ESD Guide</i> (Docklands Authority, 2002)	C92 Clause 11.03-6L
<i>Melbourne Docklands Outdoor Signage Guidelines</i> (VicUrban, 2004)	C162 Clause 11.03-6L Clause 15.01-1L
<i>Melbourne's Greenhouse Action Plan 2001-2003</i> (City of Melbourne, 2001)	C162
<i>Melbourne Sustainable Energy and Greenhouse Strategy</i> (City of Melbourne, 2000)	C162
<i>Melbourne Docklands Water Plan</i> (Docklands Authority, June 2001)	C92 Clause 11.03-6L
<i>Moving Melbourne into the Next Century-Transport Strategy</i> (City of Melbourne, 1997)	C162
<i>National Australian Built Environment Rating System 'NABERS'</i>	C187 Clause 15.01-2L
<i>North and West Melbourne Conservation Study</i> (Graeme Butler 1985 & 1994)	C258 Clause 15.03-1L
<i>North West 2010 Local Plan</i> (City of Melbourne, 1999)	C162
<i>Parks Policy</i> (City of Melbourne, 1997)	C162

Name of background document	Amendment number - clause reference
<i>Parkville Conservation Study</i> (City of Melbourne, 1985)	C258 Clause 15.03-1L
<i>Places for People</i> (City of Melbourne and Jan Gehl, 1994)	C60 (part1A) Clause 15.01-1L
<i>Places for Everyone – A Strategy for Creating and Linking Public</i>	C92
<a href="#"><u><i>Punt Road Oval (Richmond Cricket Ground) Heritage Review</i></u></a> (Context, GML - October 2021, Updated February 2023)	<a href="#"><u>C405melb</u></a> Clause 15.03-1L
<i>Swanston Street, Carlton- Urban Design Guidelines</i> (City of Melbourne, 1999)	C162
<i>Swanston Street Walk – Precinct Amenity Planning Report</i> (Department of Planning and Housing, City of Melbourne, 1992)	C60 Clause 15.01-1L
<i>The Docklands Authority Environmental Management Plan</i> (EMP, 2000)	C92 Clause 11.03-6L
<i>The Shrine of Remembrance: Managing the significance of the Shrine</i> (Message Consultants Australia, 2013)	C162 Clause 15.01-1L
<i>The Bourke Russell Street Area Development Strategy</i> (City of Melbourne, 1999)	C60 Clause 13.07-1L
<i>Total Watermark 2004</i> (City of Melbourne, 2004)	C162
<i>Towards a Knowledge City Strategy</i> (SGS Economics & Planning and The Eureka Project for City of Melbourne , 2002)	C162
<i>Transport Program 2003-2006</i> (City of Melbourne 2003)	C162
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999)	C187 Clause 19.03-3L
<i>Victoria Harbour Development Plan</i> (Lend Lease, 2010)	C92 Clause 11.03-6L
<i>Water Sensitive Urban Design – Engineering Procedures: Stormwater</i> (Melbourne Water, 2005)	C142 Clause 19.03-3L
<i>West Melbourne Heritage Review</i> ( Graeme Butler & Associates, 2016)	C258 Clause 15.03-1L
<i>West Melbourne Structure Plan</i> (City of Melbourne, 2018)	C385melb
<i>World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens</i> (Lovell Chen, 2009)	C154 Clause 15.03-1L

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Yarra River: Use and Development Guidelines</i> (R.G. Harvey Pty. Ltd., 1991)	C60 Clause 15.01-1L
<i>Zero Net Emissions by 2020 – A Roadmap to a Climate Neutral City</i> (City of Melbourne, 2003)	C162

Note this is an extract of the sections that are affected by Amendment C405 only.



# Melbourne Planning Scheme

## Incorporated Document

Heritage Places Inventory March 2022 (Amended  
~~April~~ ~~January~~ 2023)

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

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## INTRODUCTION

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

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

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

The property listings are divided into the following geographical areas:

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

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

In addition to this document, further information regarding heritage buildings can be found in the relevant heritage study, statement of significance and/or "Building Identification Form".

The policies in the Melbourne Planning Scheme applied by the Responsible Authority when considering relevant planning permit applications are dependent on the particular building category and whether it is in a significant streetscape.

The building category and significant streetscape definitions are in the Melbourne Planning Scheme.

## DEFINITIONS

Term	Definition
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the land has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.
Contributory heritage place	A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A contributory heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.
Front or principal part of a building	The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For corner sites, the front or principal part of a building includes the side street elevation. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.
Individual heritage place	An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Lane	A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.
Non-contributory	A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.
Respectful and interpretive	Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.



Term	Definition
Significant heritage place	A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.
Significant streetscape	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.

## CARLTON AND CARLTON NORTH

CARLTON AND CARLTON NORTH			
Street	Number	Building Category	Significant Streetscape
Argyle Place North	10-12	Contributory	-
Argyle Place North	14	Significant	-
Argyle Place North	16-18	Contributory	-
Argyle Place North	20	Significant	-
Argyle Place North	22	Significant	-
Argyle Place North	24	Contributory	-
Argyle Place North	26	Contributory	-
Argyle Place South	Substation adjacent to 2 Argyle Place	Contributory	-
Argyle Place South	17- <del>24</del>	Contributory	-
Argyle Place South	29	Contributory	-
Argyle Place South	31	Contributory	-
Argyle Place South	33	Contributory	-
Argyle Place South	35	Contributory	-
Argyle Place South	37	Contributory	-
Barkly Street	20-24	Contributory	-
Barkly Street	30	Contributory	-
Barkly Street	32	Contributory	-
Barkly Street	34	Contributory	-
Barkly Street	36	Contributory	-
Barkly Street	38-40	Contributory	-
Barkly Street	42	Contributory	-
Barkly Street	44	Contributory	-
Barkly Street	58-60	Contributory	-
Barkly Street	62-66	Contributory	-
Barkly Street	68	Significant	-
Barkly Street	82-84	Significant	Significant
Barkly Street	86	Significant	Significant
Barkly Street	88	Significant	Significant
Barkly Street	90	Significant	Significant
Barkly Street	92-94	Contributory	Significant
Barkly Street	96	Contributory	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Barkly Street	98	Contributory	Significant
Barkly Street	100	Significant	Significant
Barkly Street	102	Contributory	Significant
Barkly Street	104	Contributory	Significant
Barkly Street	106	Contributory	Significant
Barkly Street	108	Significant	Significant
Barkly Street	110	Significant	Significant
Barkly Street	112-114	Significant	Significant
Barkly Street	116-120	Significant	Significant
Barkly Street	122	Contributory	Significant
Barkly Street	124	Contributory	Significant
Barkly Street	126-128	Contributory	Significant
Barkly Street	130-132	Contributory	Significant
Barkly Street	134	Significant	Significant
Barkly Street	136	Significant	Significant
Barkly Street	138	Contributory	Significant
Barkly Street	140	Contributory	Significant
Barkly Street	142-144	Contributory	Significant
Barkly Street	146	Contributory	Significant
Barkly Street	150	Contributory	Significant
Barkly Street	152	Significant	Significant
Barkly Street	154	Significant	Significant
Barkly Street	156	-	Significant
Barkly Street	158-162	Significant	Significant
Barkly Street	164	Contributory	Significant
Barkly Street	166	Contributory	Significant
Barkly Street	29	Contributory	-
Barkly Street	35-37	Contributory	-
Barkly Street	61	Contributory	-
Barkly Street	63	Contributory	-
Barkly Street	65-67	Significant	-
Barkly Street	81-85	Contributory	-
Barkly Street	87	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Barkly Street	89	Contributory	-
Barkly Street	91	Contributory	-
Barkly Street	93	Contributory	-
Barkly Street	95	Contributory	-
Barkly Street	101	Significant	-
Barkly Street	103	Contributory	-
Barkly Street	105	Contributory	-
Barkly Street	117	Contributory	-
Barkly Street	119	Contributory	-
Barkly Street	121	Contributory	-
Barkly Street	123	Contributory	-
Barkly Street	125-127	Contributory	-
Barkly Street	131	Contributory	-
Barkly Street	133	Contributory	-
Barkly Street	135	Contributory	-
Barkly Street	137	Contributory	-
Barkly Street	139	Contributory	-
Barkly Street	141	Contributory	-
Barkly Street	143	Contributory	-
Barkly Street	145	Significant	-
Barrup Street	2-4	Contributory	-
Barrup Street	14	Contributory	-
Barrup Street	16	Contributory	-
Barry Street	56	Significant	-
Barry Street	58	Significant	-
Barry Street	11	Significant	-
Barry Street	31-47	Significant	-
Barry Street	95-129, includes:		
	• 95 Barry Street	Contributory	-
	• 97 Barry Street	Contributory	-
	• 99 Barry Street	Contributory	-
	• 101 Barry Street	Contributory	-
	• 103 Barry Street	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
	<ul style="list-style-type: none"> <li>105 Barry Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>107 Barry Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>109 Barry Street</li> </ul>	Contributory	-
Barry Street	131-137, includes:		
	<ul style="list-style-type: none"> <li>131 Barry Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>135 Barry Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>137 Barry Street</li> </ul>	Contributory	-
Barry Street	139	Significant	-
Barry Street	141	Significant	-
Barry Street	143-151	Significant	Significant
Barry Street	153-163, includes:		
	<ul style="list-style-type: none"> <li>153 Barry Street</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>155 Barry Street</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>157 Barry Street</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>159 Barry Street</li> </ul>	Significant	-
Berkeley Street	90-104	Significant	-
Berkeley Street	182-200	Significant	-
Berkeley Street	202-206	Contributory	-
Berkeley Street	208-210	Contributory	-
Berkeley Street	221	Significant	-
<a href="#">Bouverie Street</a>	<a href="#">138-142 (Lincoln Square)</a>	<a href="#">Significant</a>	-
Bouverie Street	158-164	Significant	-
Bouverie Street	166-170	Significant	-
Bouverie Street	21-25	Significant	-
Bouverie Street	129-135	Significant	-
Bouverie Street	145-147	Significant	-
Bouverie Street	183-195 Melbourne Business School, includes:		
	<ul style="list-style-type: none"> <li>193-195 Bouverie Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>168 Leicester Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>174-180 Leicester Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>160-170 Pelham Street</li> </ul>	Contributory	-
Bouverie Street	197-235, includes		

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
	<ul style="list-style-type: none"> <li>225-235 Bouverie Street</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>210-214 Leicester Street (Stella Longford Wing)</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>222-234 Leicester Street (Gladstone Terrace)</li> </ul>	Significant	-
Bowen Crescent	109	Significant	-
Canning Street	4-6	Significant	Significant
Canning Street	16	Significant	Significant
Canning Street	18	Contributory	Significant
Canning Street	20	Contributory	Significant
Canning Street	22	Significant	Significant
Canning Street	24	Significant	Significant
Canning Street	28-34	Contributory	-
Canning Street	38	Significant	-
Canning Street	40	Significant	-
Canning Street	42	Significant	-
Canning Street	44	Significant	-
Canning Street	46	Significant	-
Canning Street	48	Significant	-
Canning Street	50	Significant	-
Canning Street	54A	Contributory	-
Canning Street	106	Contributory	-
Canning Street	108	Contributory	-
Canning Street	110	Contributory	-
Canning Street	116	Contributory	-
Canning Street	118	Contributory	-
Canning Street	120	Contributory	-
Canning Street	122	Contributory	-
Canning Street	124	Contributory	-
Canning Street	126	Contributory	-
Canning Street	128	Contributory	-
Canning Street	130	Contributory	-
Canning Street	132	Contributory	-
<a href="#">Canning Street</a>	<a href="#">136</a>	<a href="#">Significant</a>	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Canning Street	148	Contributory	-
Canning Street	150	Contributory	-
Canning Street	152	Contributory	-
Canning Street	154	Contributory	-
Canning Street	160	Contributory	-
Canning Street	162	Contributory	-
Canning Street	164	Contributory	-
Canning Street	166	Contributory	-
Canning Street	168	Contributory	-
Canning Street	172	Contributory	-
Canning Street	174	Contributory	-
Canning Street	176-178	Contributory	-
Canning Street	180	Contributory	-
Canning Street	182	Contributory	-
Canning Street	190	Contributory	-
Canning Street	192	Contributory	-
Canning Street	194	Contributory	-
Canning Street	196	Contributory	-
Canning Street	202	Contributory	-
Canning Street	204	Contributory	-
Canning Street	206	Contributory	-
Canning Street	208	Contributory	-
Canning Street	210	Contributory	-
Canning Street	3	Contributory	-
Canning Street	5	Contributory	-
Canning Street	7	Contributory	-
Canning Street	13	Contributory	-
Canning Street	15	Contributory	-
Canning Street	17	Contributory	-
Canning Street	23	Contributory	-
Canning Street	25	Contributory	-
Canning Street	27-29	Significant	-
Canning Street	31	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Canning Street	33	Significant	-
Canning Street	47-49	Contributory	-
Canning Street	93	Contributory	-
Canning Street	97-99	Contributory	-
Canning Street	101-103	Contributory	-
Canning Street	105	Contributory	-
Canning Street	115-117	Contributory	-
Canning Street	119	Significant	-
Canning Street	121	Significant	-
Canning Street	123	Significant	-
<a href="#">Canning Street</a>	<a href="#">129-135</a>	<a href="#">Significant</a>	-
<a href="#">Canning Street</a>	<a href="#">137</a>	<a href="#">Significant</a>	-
<a href="#">Canning Street</a>	<a href="#">139-141</a>	<a href="#">Significant</a>	-
Canning Street	143	Contributory	-
Canning Street	149-151	<del>Contributory</del> <a href="#">Significant</a>	-
Canning Street	153-157	Contributory	-
Canning Street	159	Contributory	-
Canning Street	161	Contributory	-
Canning Street	167	Contributory	-
Canning Street	169	Contributory	-
Canning Street	171	Contributory	-
Canning Street	173	Significant	-
Canning Street	175	Significant	-
Canning Street	177	Significant	-
Canning Street	179	Significant	-
Canning Street	181	Contributory	-
Canning Street	183	Contributory	-
Canning Street	185	Contributory	-
Canning Street	187	Contributory	-
Canning Street	189	Contributory	-
Canning Street	191	Contributory	-
Canning Street	193	Contributory	-
Canning Street	195	Contributory	-



<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Canning Street	197	Contributory	-
Canning Street	199	Contributory	-
Canning Street	201	Contributory	-
Canning Street	203-205	Contributory	Significant
Canning Street	209-213	Significant	-
Canning Street	215	Contributory	-
Canning Street	217-219	Contributory	-
Canning Street	223-227	Significant	-
Cardigan Street	18	Contributory	-
Cardigan Street	20	Contributory	-
Cardigan Street	22	Contributory	-
Cardigan Street	50	Significant	-
Cardigan Street	52-56	Significant	-
Cardigan Street	106	Contributory	-
Cardigan Street	108	Contributory	-
Cardigan Street	110	Contributory	-
Cardigan Street	120	Contributory	-
Cardigan Street	122	Contributory	-
Cardigan Street	156-164	Contributory	-
Cardigan Street	166-168	Contributory	-
Cardigan Street	176	Contributory	-
Cardigan Street	264	Significant	-
Cardigan Street	266	Significant	-
Cardigan Street	268	Significant	-
Cardigan Street	270	Significant	-
Cardigan Street	276	Significant	-
Cardigan Street	278	Contributory	-
Cardigan Street	290	Contributory	-
Cardigan Street	292	Contributory	-
Cardigan Street	294	Contributory	-
Cardigan Street	304-306	Contributory	Significant
Cardigan Street	308	Significant	Significant
Cardigan Street	310	Significant	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Cardigan Street	312	Significant	Significant
Cardigan Street	314	Significant	Significant
Cardigan Street	316	Significant	Significant
Cardigan Street	318	Significant	Significant
Cardigan Street	320	Significant	Significant
Cardigan Street	322	Significant	Significant
Cardigan Street	324	Significant	Significant
Cardigan Street	326	Significant	Significant
Cardigan Street	330-332	Contributory	Significant
Cardigan Street	334	Contributory	Significant
Cardigan Street	336	Contributory	Significant
Cardigan Street	338	Contributory	Significant
Cardigan Street	340	Contributory	Significant
Cardigan Street	342	Contributory	Significant
Cardigan Street	344	Contributory	Significant
Cardigan Street	346	Contributory	Significant
Cardigan Street	348	Contributory	Significant
Cardigan Street	350	Contributory	Significant
Cardigan Street	352	Contributory	Significant
Cardigan Street	354	Contributory	Significant
Cardigan Street	356-358	Contributory	-
Cardigan Street	360	Contributory	-
Cardigan Street	362	Contributory	-
Cardigan Street	364	Contributory	-
Cardigan Street	366	Contributory	-
Cardigan Street	368	Contributory	-
Cardigan Street	374-386 <b>includes</b>	<b>Contributory</b>	<b> </b>
	<b>78 Cardigan Street</b>	<b>Contributory</b>	<b> </b>
	<b>80 Cardigan Street</b>	<b>Contributory</b>	<b> </b>
	<b>82 Cardigan Street</b>	<b>Contributory</b>	<b> </b>
	<b>42 Palmerston Street</b>	<b>Contributory</b>	<b> </b>
	<b>21 Waterloo Street</b>	<b>Contributory</b>	<b> </b>
	<b>23 Waterloo Street</b>	<b>Contributory</b>	<b> </b>

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Cardigan Street	390	Significant	-
Cardigan Street	392	Significant	-
Cardigan Street	394	Significant	-
Cardigan Street	396	Significant	-
Cardigan Street	398	Significant	-
Cardigan Street	400	Contributory	-
Cardigan Street	402	Contributory	-
<a href="#">Cardigan Street</a>	<a href="#">422-432</a>	<a href="#">Significant</a>	-
<a href="#">Cardigan Street</a>	<a href="#">23-37</a>	<a href="#">Significant</a>	-
Cardigan Street	51	Significant	-
Cardigan Street	53	Significant	-
Cardigan Street	55	Significant	-
Cardigan Street	57	Significant	-
Cardigan Street	59	Significant	-
Cardigan Street	61	Significant	-
Cardigan Street	63	Significant	-
Cardigan Street	65-69	Significant	-
Cardigan Street	71	Significant	-
Cardigan Street	83	Significant	-
Cardigan Street	85	Significant	-
Cardigan Street	87	Significant	-
Cardigan Street	91-95	Significant	-
Cardigan Street	101	Significant	-
Cardigan Street	103	Significant	-
Cardigan Street	105	Significant	-
Cardigan Street	107	Significant	-
Cardigan Street	109	Significant	-
Cardigan Street	111	Significant	-
<a href="#">Cardigan Street</a>	<a href="#">199</a>	<a href="#">Significant</a>	-
Cardigan Street	<del>199</del> -201-201	Significant	-
Cardigan Street	245-249	<del>Significant</del> Contributory	-
Cardigan Street	251-257	<del>Significant</del> Contributory	-
Cardigan Street	345	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Cardigan Street	347	Contributory	-
Cardigan Street	349	Contributory	-
Cardigan Street	351	Contributory	-
Cardigan Street	353	Contributory	-
Cardigan Street	377-391	Contributory Significant	-
Cardigan Street	395	Significant	Significant
Cardigan Street	397	Significant	Significant
Cardigan Street	399	Significant	Significant
Cardigan Street	401	Significant	Significant
Cardigan Street	403	Contributory	Significant
Cardigan Street	405	Contributory	Significant
Cardigan Street	407	Contributory	Significant
Cardigan Street	409	Contributory	Significant
Cardigan Street	411-415	-	Significant
Cardigan Street	417	Contributory	Significant
Cardigan Street	419-423	-	Significant
Cardigan Street	425	Contributory	Significant
Cardigan Street	427-429	Contributory	Significant
Cardigan Street	431-433	Contributory	Significant
Cardigan Street	435	Contributory	Significant
Cardigan Street	437-439	Contributory	Significant
Cardigan Street	441-445	Significant	Significant
Cardigan Street	447	Contributory	Significant
Cardigan Street	455-467	Significant	-
Cardigan Street	469-495	Significant	-
Carlton Street	12-14	Significant	Significant
Carlton Street	16	Contributory	Significant
Carlton Street	18	Significant	Significant
Carlton Street	20	Significant	Significant
Carlton Street	22	Significant	Significant
Carlton Street	24	Significant	Significant
Carlton Street	26	Significant	Significant
Carlton Street	28	Significant	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Carlton Street	30	Contributory	Significant
Carlton Street	32	Contributory	Significant
Carlton Street	34	Contributory	Significant
Carlton Street	36	Contributory	Significant
Carlton Street	38	Contributory	Significant
Carlton Street	40	Contributory	Significant
Carlton Street	42	Contributory	Significant
Carlton Street	44	Contributory	Significant
Carlton Street	46-50	Significant	Significant
Carlton Street	54	Contributory	Significant
Carlton Street	56-60	Contributory	Significant
Carlton Street	62	Significant	Significant
Carlton Street	64	Significant	Significant
Carlton Street	66	Significant	Significant
Carlton Street	68	Significant	Significant
Carlton Street	70	Contributory	Significant
Carlton Street	72	Contributory	Significant
Carlton Street	74	Contributory	Significant
Carlton Street	76	Contributory	Significant
Carlton Street	78-80	Significant	Significant
Carlton Street	82-84	Significant	Significant
Carlton Street	86	Significant	Significant
Carlton Street	88	Contributory	Significant
Carlton Street	90	Significant	Significant
Carlton Street	92	Significant	Significant
Carlton Street	94	Significant	Significant
Carlton Street	96	Significant	Significant
Carlton Street	98	Significant	Significant
Carlton Street	100	Significant	Significant
Carlton Street	102	Contributory	Significant
Carlton Street	104-106	Significant	Significant
Charles Street	2	Contributory	Significant
Charles Street	4	Contributory	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Charles Street	6	Contributory	Significant
Charles Street	8	Contributory	Significant
Charles Street	10	Contributory	Significant
Charles Street	12	Contributory	Significant
Charles Street	14	Contributory	Significant
Charles Street	16	Contributory	Significant
Charles Street	18	Contributory	Significant
Charles Street	22-24	Contributory	Significant
Charles Street	1	Contributory	Significant
Charles Street	3	Contributory	Significant
Charles Street	5	Contributory	Significant
Charles Street	7	Contributory	Significant
Charles Street	9	-	Significant
Charles Street	11	Contributory	Significant
Charles Street	13	Contributory	Significant
Charles Street	15-17	Significant	Significant
Cochrane Place	1-2	Contributory	-
College Crescent	Melbourne General Cemetery	Significant	Significant
David Street	1	Significant	-
David Street	3	Significant	-
David Street	5	Significant	-
David Street	7	Significant	-
David Street	9	Significant	-
David Street	11	Contributory	-
David Street	13	Contributory	-
Dorrit Street	12-14	Contributory	Significant
Dorrit Street	16	Contributory	Significant
Dorrit Street	18	Contributory	Significant
Dorrit Street	20	Contributory	Significant
Dorrit Street	22	-	Significant
Dorrit Street	24	-	Significant
Dorrit Street	26	Contributory	Significant
Dorrit Street	28	Contributory	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Dorrit Street	30-32	Contributory	Significant
Dorrit Street	34	Contributory	Significant
Dorrit Street	36	Contributory	Significant
Dorrit Street	38	<del>Contributory</del>	Significant
Dorrit Street	40-42	Contributory	Significant
Dorrit Street	44	Contributory	Significant
Dorrit Street	46-48	Contributory	Significant
Dorrit Street	50	Contributory	Significant
Dorrit Street	52	Contributory	Significant
Dorrit Street	54	Contributory	Significant
Dorrit Street	56	Contributory	Significant
Dorrit Street	58	Contributory	Significant
Dorrit Street	60	-	Significant
Dorrit Street	62	Contributory	Significant
Dorrit Street	64-66	Contributory	Significant
Dorrit Street	68	Significant	Significant
Dorrit Street	70	Significant	Significant
<del>Drummond Place</del>	<del>14-16</del>	<del>Contributory</del>	-
<del>Drummond Place</del>	<del>18-20</del>	<del>Contributory</del>	-
<u>Drummond Place</u>	<u>7</u>	<u>Contributory</u>	-
Drummond Street	2-14	Significant	Significant
Drummond Street	16-20	Contributory	Significant
Drummond Street	22	Contributory	Significant
Drummond Street	24	Contributory	Significant
Drummond Street	26	Significant	Significant
Drummond Street	28-32	Contributory	Significant
Drummond Street	46-56, includes:		
	• 46 Drummond Street	Significant	Significant
	• 48 Drummond Street	Significant	Significant
	• 56 Drummond Street	<del>Contributory</del> Significant	Significant
Drummond Street	58	Significant	Significant
Drummond Street	60	Significant	Significant
Drummond Street	62	Significant	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Drummond Street	64-68	Significant	Significant
Drummond Street	70-72	Significant	Significant
Drummond Street	92-94	Contributory	Significant
Drummond Street	96	Contributory	Significant
Drummond Street	98	Contributory	Significant
Drummond Street	100-108	-	Significant
Drummond Street	110	Contributory	Significant
Drummond Street	112	Contributory	Significant
Drummond Street	114	Contributory	Significant
Drummond Street	116-140	-	Significant
<a href="#">Drummond Street</a>	<a href="#">142-150</a>	<a href="#">Significant</a>	<a href="#">Significant</a>
Drummond Street	154-184	Significant	Significant
Drummond Street	186	Significant	Significant
Drummond Street	188	Significant	Significant
Drummond Street	190	Significant	Significant
Drummond Street	192	Significant	Significant
Drummond Street	194	Significant	Significant
Drummond Street	196	Significant	Significant
Drummond Street	198	Significant	Significant
Drummond Street	200	Significant	Significant
Drummond Street	202	Significant	Significant
Drummond Street	204	Significant	Significant
Drummond Street	206	Contributory	Significant
Drummond Street	208	Contributory	Significant
Drummond Street	210	Contributory	Significant
Drummond Street	212	Contributory	Significant
Drummond Street	214	Contributory	Significant
Drummond Street	216	Contributory	Significant
Drummond Street	218-224	Contributory	Significant
Drummond Street	236	Contributory	Significant
Drummond Street	238	Contributory	Significant
Drummond Street	240	Contributory	Significant
Drummond Street	242	Contributory	Significant



<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Drummond Street	244	Contributory	Significant
Drummond Street	246	Contributory	Significant
Drummond Street	248	Contributory	Significant
Drummond Street	250	Contributory	Significant
Drummond Street	252	Contributory	Significant
Drummond Street	254	Contributory	Significant
Drummond Street	256	Contributory	Significant
Drummond Street	258	Contributory	Significant
Drummond Street	260	Contributory	Significant
<a href="#">Drummond Street</a>	<a href="#">280</a>	<a href="#">Contributory</a>	-
<a href="#">Drummond Street</a>	<a href="#">282</a>	<a href="#">Contributory</a>	-
<a href="#">Drummond Street</a>	<a href="#">284</a>	<a href="#">Contributory</a>	-
<a href="#">Drummond Street</a>	<a href="#">286</a>	<a href="#">Contributory</a>	-
Drummond Street	304-308	Contributory	-
Drummond Street	310-312	Contributory	-
Drummond Street	320-322	Contributory	-
Drummond Street	324-326	Significant	-
Drummond Street	332	Contributory	-
Drummond Street	334-344	Significant	Significant
Drummond Street	372-374	Significant	-
Drummond Street	376	Significant	-
Drummond Street	378	Significant	-
Drummond Street	380-382	Contributory	-
Drummond Street	384	Contributory	-
Drummond Street	386	Contributory	-
Drummond Street	388	Contributory	-
Drummond Street	390-392	Contributory	-
Drummond Street	1	Significant	Significant
Drummond Street	3	Significant	Significant
Drummond Street	5	Significant	Significant
Drummond Street	7	Significant	Significant
Drummond Street	9	Significant	Significant
Drummond Street	11	Significant	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Drummond Street	13	Significant	Significant
Drummond Street	15	Significant	Significant
Drummond Street	17	Significant	Significant
Drummond Street	19	Significant	Significant
Drummond Street	21-23	Significant	Significant
Drummond Street	25	Significant	Significant
Drummond Street	27	Significant	Significant
Drummond Street	29	Significant	Significant
Drummond Street	31	Significant	Significant
Drummond Street	33	Significant	Significant
Drummond Street	35	Significant	Significant
Drummond Street	37-39	Significant	Significant
Drummond Street	41-43	Significant	Significant
Drummond Street	45	Significant	Significant
Drummond Street	47	Significant	Significant
Drummond Street	49	Contributory	Significant
Drummond Street	51	Contributory	Significant
Drummond Street	53-55	Contributory	Significant
Drummond Street	67	Contributory	Significant
Drummond Street	69-71	Contributory	Significant
Drummond Street	75-91	-	Significant
Drummond Street	93-105	Significant	Significant
Drummond Street	113	Contributory	Significant
Drummond Street	Rear 113	Contributory	-
Drummond Street	115	Contributory	Significant
Drummond Street	117	Significant	Significant
Drummond Street	121	Contributory	Significant
Drummond Street	123	Significant	Significant
Drummond Street	125	Significant	Significant
Drummond Street	127	Contributory	Significant
Drummond Street	129-131	-	Significant
Drummond Street	133-137	Significant	Significant
Drummond Street	139	-	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Drummond Street	141	Contributory	Significant
Drummond Street	143	Contributory	Significant
Drummond Street	145	Contributory	Significant
Drummond Street	147	Contributory	Significant
Drummond Street	149	Contributory	Significant
Drummond Street	153	Contributory	Significant
Drummond Street	155-157	Contributory	Significant
Drummond Street	159	Contributory	Significant
Drummond Street	161	Contributory	Significant
Drummond Street	163	Significant	Significant
Drummond Street	165	Contributory	Significant
Drummond Street	167	Contributory	Significant
Drummond Street	169	Contributory	Significant
Drummond Street	171	Significant	Significant
Drummond Street	173	Significant	Significant
Drummond Street	175-179	Significant	Significant
Drummond Street	181	Contributory	Significant
Drummond Street	183	Contributory	Significant
Drummond Street	185	Contributory	Significant
Drummond Street	187-193	-	Significant
Drummond Street	195	Contributory	Significant
Drummond Street	197	Contributory	Significant
Drummond Street	199	Contributory	Significant
Drummond Street	201	Significant	Significant
Drummond Street	203	Significant	Significant
Drummond Street	205	Significant	Significant
<a href="#">Drummond Street</a>	<a href="#">207-221</a>	<a href="#">Significant</a>	-
Drummond Street	259-261	Contributory (275 only)	-
Drummond Street	263	Contributory	-
Drummond Street	265	Contributory	-
Drummond Street	279	Contributory	-
Drummond Street	281	Contributory	-
Drummond Street	291	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Drummond Street	293	Significant	-
Drummond Street	295-297	Contributory	-
Drummond Street	313-315	Significant	-
Drummond Street	345-349	Significant	-
Drummond Street	387	Contributory	-
Drummond Street	389	Contributory	-
Drummond Street	397-401	Significant	-
Elgin Street	54-58	Contributory	-
Elgin Street	60	Significant	-
Elgin Street	62	Significant	-
Elgin Street	64	Significant	-
Elgin Street	66	Significant	-
Elgin Street	68	Significant	-
Elgin Street	78-80	Contributory	-
Elgin Street	82	Contributory	-
Elgin Street	84	Contributory	-
Elgin Street	88	Significant	-
Elgin Street	90	Significant	-
Elgin Street	92	Significant	-
Elgin Street	94-98	Contributory	-
Elgin Street	118-120	Contributory	-
Elgin Street	126-130	Significant	-
Elgin Street	132-136	Contributory	-
Elgin Street	138-144	Contributory	-
Elgin Street	146-154	Significant	-
Elgin Street	162	Contributory	-
Elgin Street	168-174	Significant	-
Elgin Street	178	Contributory	-
Elgin Street	180	Contributory	-
Elgin Street	182	Contributory	-
Elgin Street	184	Contributory	-
Elgin Street	186	Contributory	-
Elgin Street	188	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Elgin Street	190	Contributory	-
Elgin Street	194	Contributory	-
Elgin Street	198	Contributory	-
Elgin Street	200-202	Contributory	-
Elgin Street	208-214	Significant	-
Elgin Street	252	Contributory	Significant
Elgin Street	254	Contributory	Significant
Elgin Street	256	Contributory	Significant
Elgin Street	258	Contributory	Significant
Elgin Street	260	Contributory	Significant
Elgin Street	262	Contributory	Significant
Elgin Street	264	Contributory	Significant
Elgin Street	266	Contributory	Significant
Elgin Street	268	Significant	Significant
Elgin Street	270	-	Significant
Elgin Street	272	-	Significant
Elgin Street	1-13, includes:		
	<ul style="list-style-type: none"> <li>16 Barkly Street</li> </ul>	Contributory	-
Elgin Street	21	Contributory	-
Elgin Street	25	Contributory	-
Elgin Street	27	Contributory	-
Elgin Street	29	Contributory	-
Elgin Street	31	Contributory	-
Elgin Street	33	Contributory	-
Elgin Street	35	Contributory	-
Elgin Street	37	Contributory	-
Elgin Street	39	Contributory	-
Elgin Street	41	Contributory	-
Elgin Street	43	Significant	-
Elgin Street	45	Significant	-
<a href="#">Elgin Street</a>	<a href="#">47-49</a>	<a href="#">Contributory</a>	-
Elgin Street	51	Significant	-
Elgin Street	55-57	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Elgin Street	59	Significant	-
Elgin Street	61	Significant	-
Elgin Street	67	Significant	-
Elgin Street	69	Significant	-
Elgin Street	71	Contributory	-
Elgin Street	73	Contributory	-
Elgin Street	75-77	Contributory	-
Elgin Street	79	Contributory	-
Elgin Street	83-85	Contributory	-
Elgin Street	87-89	Significant	-
Elgin Street	91	Contributory	-
Elgin Street	93	Contributory	-
Elgin Street	95	Contributory	-
Elgin Street	105	Contributory	-
Elgin Street	107	Contributory	-
Elgin Street	109	Significant	-
Elgin Street	111	Significant	-
Elgin Street	145	Significant	-
Elgin Street	147	Significant	-
Elgin Street	149	Significant	-
Elgin Street	151	Significant	-
Elgin Street	153	Significant	-
Elgin Street	155	Contributory	-
Elgin Street	157	Contributory	-
Elgin Street	159	Contributory	-
Elgin Street	161-169	Significant	-
Elgin Street	171-175	Significant	-
Elgin Street	181	Contributory	-
Elgin Street	183	Contributory	-
Elgin Street	185	Contributory	-
Elgin Street	187	Contributory	-
Elgin Street	189	Contributory	-
Elgin Street	219	Significant	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Elgin Street	221	Significant	Significant
Elgin Street	223-225	-	Significant
Elgin Street	227	Significant	Significant
Elgin Street	229	Significant	Significant
Elgin Street	231	Contributory	Significant
Elgin Street	233	Significant	Significant
Elgin Street	235	Significant	Significant
Elgin Street	237	Significant	Significant
<a href="#">Elgin Street</a>	<a href="#">253-283 (McCoy Building only)</a>	<a href="#">Significant</a>	-
Elm Tree Place	4- <del>12</del> 6	Significant	-
<a href="#">Elm Tree Place</a>	<a href="#">8-12</a>	<a href="#">Significant</a>	-
Faraday Street	12-14	Contributory	-
Faraday Street	16	Contributory	-
Faraday Street	18	Contributory	-
Faraday Street	20	Contributory	-
Faraday Street	40-48	Contributory	-
<a href="#">Faraday Street</a>	<a href="#">54</a>	<a href="#">Contributory</a>	-
Faraday Street	56	Contributory	-
Faraday Street	58	Contributory	-
Faraday Street	64	Contributory	-
Faraday Street	66-68	Significant	-
Faraday Street	78	Contributory	-
Faraday Street	80	Contributory	-
Faraday Street	82	Significant	-
Faraday Street	84	Significant	-
Faraday Street	88-90	Contributory	-
Faraday Street	92	Significant	-
Faraday Street	96	Significant	-
Faraday Street	98	Contributory	-
Faraday Street	100	Contributory	-
Faraday Street	102	Contributory	-
Faraday Street	104	Contributory	-
Faraday Street	106	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Faraday Street	108	Contributory	-
Faraday Street	110	Contributory	-
Faraday Street	112	Contributory	-
Faraday Street	114	Significant	-
Faraday Street	116-118	Significant	-
Faraday Street	120	Significant	-
Faraday Street	122	Significant	-
Faraday Street	124	Significant	-
Faraday Street	126	Significant	-
Faraday Street	128	Contributory	-
Faraday Street	130	Contributory	-
Faraday Street	140-144	Significant	-
Faraday Street	152	Contributory	-
Faraday Street	154	Contributory	-
Faraday Street	156	Contributory	-
Faraday Street	158	Contributory	-
Faraday Street	160	Significant	-
Faraday Street	162	Significant	-
Faraday Street	172-174	Significant	-
Faraday Street	176-178	Significant	-
Faraday Street	180	Contributory	-
Faraday Street	182-184	Contributory	-
Faraday Street	186-192	Significant	-
Faraday Street	198-204	Significant	-
Faraday Street	206-212	Contributory	-
Faraday Street	Opposite 208-212 Underground Public Toilet	Significant	-
Faraday Street	226	Contributory	-
Faraday Street	228-230	Contributory	-
Faraday Street	232-234	Contributory	-
Faraday Street	236	Contributory	-
Faraday Street	238-240	Significant	-
Faraday Street	244	Significant	-



<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Faraday Street	248-250	Contributory	-
Faraday Street	252	Contributory	-
Faraday Street	254	Contributory	-
Faraday Street	256	Contributory	-
Faraday Street	258	Contributory	-
Faraday Street	260	Contributory	-
Faraday Street	262	Contributory	-
Faraday Street	272-278	Significant	-
Faraday Street	13-23	Contributory	-
Faraday Street	25	Contributory	-
Faraday Street	27	Contributory	-
Faraday Street	29-31	Contributory	-
Faraday Street	33	Contributory	-
Faraday Street	35	Contributory	-
Faraday Street	37	Contributory	-
Faraday Street	39	Contributory	-
Faraday Street	53	Contributory	-
Faraday Street	55-61	Significant	Significant
Faraday Street	83	Significant	-
Faraday Street	95	Contributory	-
Faraday Street	99	Contributory	-
Faraday Street	101	Contributory	-
Faraday Street	103	Contributory	-
Faraday Street	105	Contributory	-
Faraday Street	107-109	Contributory	-
Faraday Street	111	Contributory	-
Faraday Street	113	Contributory	-
Faraday Street	139	Contributory	-
Faraday Street	141-143	Contributory	-
Faraday Street	145	Contributory	-
Faraday Street	147	Contributory	-
Faraday Street	149	Contributory	-
Faraday Street	185-187	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
<del>Faraday Street</del>	<del>189-193</del>	<del>Significant</del>	-
Faraday Street	201-203	Contributory	-
Faraday Street	205-207	Significant	-
Faraday Street	221-229	Contributory	-
Faraday Street	231	Significant	-
Faraday Street	233	Contributory	-
Faraday Street	235-237	Contributory	-
Faraday Street	249-263	Significant	Significant
<u>Grattan Place</u>	<u>10-14</u>	<u>Contributory</u>	-
Grattan Street	2-10	Significant	Significant
Grattan Street	12	Contributory	Significant
Grattan Street	14	Significant	Significant
Grattan Street	16	Significant	Significant
Grattan Street	18	Significant	Significant
Grattan Street	20-26	-	Significant
Grattan Street	28	Significant	Significant
Grattan Street	30	Significant	Significant
Grattan Street	32	Significant	Significant
Grattan Street	44	Contributory	-
Grattan Street	46	Contributory	-
Grattan Street	48-50	Contributory	-
Grattan Street	52-56	Significant	-
Grattan Street	58	Contributory	-
Grattan Street	60-62	Contributory	-
Grattan Street	64-66	Significant	-
Grattan Street	68	Significant	-
Grattan Street	90	Contributory	-
<u>Grattan Street</u>	<u>96</u>	<u>Significant</u>	-
Grattan Street	15	Significant	Significant
Grattan Street	17	Significant	Significant
Grattan Street	19	Significant	Significant
Grattan Street	21	Significant	Significant
Grattan Street	23	Contributory	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Grattan Street	25	Contributory	Significant
Grattan Street	27	Contributory	Significant
Grattan Street	81-109 <b>includes</b>	<b>Significant</b>	-
	<b>• 101-103 Grattan Street</b>	<b>Significant</b>	-
	<b>• 105 Grattan Street</b>	<b>Significant</b>	-
	<b>• 107-109 Grattan Street including 10-14 Grattan Place</b>	<b>Significant</b>	-
Grattan Street	111-113	Contributory	-
Grattan Street	115	Contributory	-
Grattan Street	117	Contributory	-
Grattan Street	163	Contributory	-
Grattan Street	165	Contributory	-
Grattan Street	167	Contributory	-
Grattan Street	169	Contributory	-
Grattan Street	171-173	Contributory	-
Grattan Street	175	Contributory	-
Grattan Street	177	Contributory	-
Grattan Street	191-197	Contributory	-
Grattan Street	205-211 (Melvina Terrace)	Contributory	-
Grattan Street	213-215, includes:		
	<ul style="list-style-type: none"><li>• 213 Grattan Street</li></ul>	Contributory	
	<ul style="list-style-type: none"><li>• 215 Grattan Street</li></ul>	Significant	-
Kay Street	32	Contributory	-
Kay Street	36	Contributory	-
Kay Street	62	Contributory	-
Kay Street	64	Contributory	-
Kay Street	66	Contributory	-
Kay Street	68-70	Significant	Significant
Kay Street	72	Contributory	Significant
Kay Street	74	Contributory	Significant
Kay Street	76	Contributory	Significant
<a href="#">Kay Street</a>	<a href="#">78</a>	<a href="#">Significant</a>	-
Kay Street	80	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Kay Street	82	Contributory	-
Kay Street	84	Contributory	-
Kay Street	86	Contributory	-
Kay Street	88-92	Contributory	-
Kay Street	94	Contributory	-
Kay Street	96	Contributory	-
Kay Street	98	Contributory	-
Kay Street	23	Significant	-
Kay Street	25	Significant	-
Kay Street	27	Significant	-
Kay Street	29	Significant	-
Kay Street	31	Significant	-
Kay Street	33	Significant	-
Kay Street	34	Contributory	-
Kay Street	35	Significant	-
Kay Street	37	Contributory	-
Kay Street	39	Contributory	-
Kay Street	41	Contributory	-
<a href="#">Kay Street</a>	<a href="#">43-45</a>	<a href="#">Significant</a>	-
Kay Street	59-63	Contributory	-
Kay Street	65	Significant	-
Kay Street	69	Contributory	-
Kay Street	71	Contributory	-
Kay Street	73	Contributory	-
<a href="#">Kay Street</a>	<a href="#">75-79</a>	<a href="#">Significant</a>	-
Kay Street	85	Significant	-
Kay Street	87	Contributory	-
Kay Street	93	Contributory	-
Kay Street	97-101	Contributory	-
Kay Street	103	Contributory	-
Kay Street	105	Contributory	-
Kay Street	109	Contributory	-
Kay Street	111	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Kay Street	113	Contributory	-
Kay Street	115-117	Contributory	-
Keppel Street	21-23	Contributory	-
Keppel Street	27-29	Contributory	-
Keppel Street	31	Contributory	-
Keppel Street	51-55	Contributory	Significant
Keppel Street	52-112	Significant	-
Keppel Street	57	Contributory	Significant
Keppel Street	59	Contributory	Significant
Keppel Street	61	Contributory	Significant
Keppel Street	63	Contributory	Significant
Keppel Street	65	Contributory	Significant
Keppel Street	67-69	Contributory	Significant
Keppel Street	71	Contributory	Significant
Keppel Street	73	Contributory	Significant
Keppel Street	75	Contributory	Significant
Keppel Street	77	Contributory	Significant
Keppel Street	79	Contributory	Significant
Keppel Street	81-83	Contributory	Significant
Keppel Street	85-91	Significant	Significant
Leicester Street	60-66	Significant	-
Leicester Street	148	Significant	-
Leicester Street	150	Significant	-
Leicester Street	152	Significant	-
Leicester Street	154-160	Significant	-
Leicester Street	51-61	Significant	-
Leicester Street	119-125	Significant	-
Leicester Street	135-139	Significant	-
Lincoln Square South	1-13, includes:		
	<ul style="list-style-type: none"> <li>11-13 Lincoln Square South</li> </ul>	Contributory	-
Lincoln Square South	15-17	Contributory	-
Lincoln Square South	19-21	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lincoln Square South	23-31	Significant	-
Little Palmerston Street	53-57	Contributory	-
Little Palmerston Street	59	Significant	-
Little Palmerston Street	61-63	Significant	-
Lygon Street	2-40	Significant	Significant
Lygon Street	42-54	Significant	-
Lygon Street	98-126	Significant	Significant
Lygon Street	128-130	Contributory	-
Lygon Street	132-136	Contributory	-
Lygon Street	140-146	Contributory	-
Lygon Street	148-150	Contributory	-
Lygon Street	170-172	Contributory	-
Lygon Street	174-178	Significant	-
Lygon Street	190	Contributory	-
Lygon Street	230	Contributory	-
Lygon Street	232	Contributory	-
Lygon Street	234-236	Contributory	-
Lygon Street	238	Significant	-
Lygon Street	240	Significant	-
Lygon Street	242-244	Significant	-
Lygon Street	246-252	Significant	-
Lygon Street	258	Contributory	-
Lygon Street	260	Contributory	-
Lygon Street	262	Contributory	-
Lygon Street	264-266	Contributory	-
Lygon Street	270-276	Contributory	-
Lygon Street	280	Contributory	-
Lygon Street	282	Contributory	-
Lygon Street	286-288	Contributory	-
Lygon Street	290	Significant	-
Lygon Street	292	Contributory	-
Lygon Street	306-308	Contributory	-
Lygon Street	320	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lygon Street	322	Contributory	-
Lygon Street	324	Contributory	-
Lygon Street	326-328	Contributory	-
Lygon Street	330	Significant	-
Lygon Street	332	Contributory	-
Lygon Street	334-336	Contributory	-
Lygon Street	338-340	Contributory	-
Lygon Street	342	Contributory	-
Lygon Street	344	Contributory	-
Lygon Street	346	Contributory	-
Lygon Street	348	Contributory	-
Lygon Street	350	Contributory	-
Lygon Street	362	Contributory	-
Lygon Street	364	Contributory	-
Lygon Street	366	Contributory	-
Lygon Street	368-386	Significant	-
Lygon Street	380	Significant	-
Lygon Street	388	Contributory	-
Lygon Street	390	Contributory	-
Lygon Street	398-400	Significant	-
Lygon Street	402	Contributory	-
Lygon Street	414-422	Significant	Significant
Lygon Street	426	-	Significant
Lygon Street	428	Significant	Significant
Lygon Street	430	Significant	Significant
Lygon Street	432	Significant	Significant
Lygon Street	434	Contributory	Significant
Lygon Street	436	Contributory	Significant
Lygon Street	438	Contributory	Significant
Lygon Street	440	Contributory	Significant
Lygon Street	442-444	Contributory	Significant
Lygon Street	446-450	Significant	Significant
Lygon Street	1-7	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lygon Street	9	Significant	-
Lygon Street	13-15	Significant	-
Lygon Street	27-31	<del>Contributory</del> Significant	-
<a href="#">Lygon Street</a>	<a href="#">33-89, includes:</a>		
	Building 71 (also known as 42 Cardigan Street) • 42-48 Cardigan Street Building 71	<a href="#">Significant</a>	=
	Building 56 (also known as 53 Lygon Street) • 115 Queensberry Street Building 56	<a href="#">Significant</a>	=
	Building 57 (also known as 53 Lygon Street) • 53 Lygon Street Building 57	<a href="#">Significant</a>	=
Lygon Street	95-97	Contributory	-
Lygon Street	121	Contributory	-
Lygon Street	127-129	Contributory	-
Lygon Street	131-133	Contributory	-
Lygon Street	135-137	Contributory	-
Lygon Street	139-141	Contributory	-
Lygon Street	147	Significant	-
Lygon Street	149	Significant	-
Lygon Street	151	Significant	-
<a href="#">Lygon Street</a>	<a href="#">153-159 (Argyle Square)</a>	<a href="#">Significant</a>	=
Lygon Street	161	Contributory	-
Lygon Street	163-165	Contributory	-
Lygon Street	167	Contributory	-
Lygon Street	169	Contributory	-
Lygon Street	173	Contributory	-
Lygon Street	175	Contributory	-
Lygon Street	185-187	Significant	-
Lygon Street	189	Significant	-
Lygon Street	191	Significant	-
Lygon Street	193	Significant	-



<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lygon Street	201-203	Significant	-
Lygon Street	205-207	Significant	-
Lygon Street	209	Significant	-
Lygon Street	211	Significant	-
Lygon Street	213	Significant	-
Lygon Street	215-217	Contributory	-
Lygon Street	219-221	Contributory	-
Lygon Street	223	Contributory	-
Lygon Street	225	Contributory	-
Lygon Street	227-229	Significant	-
Lygon Street	231	Contributory	-
Lygon Street	233-235	Contributory	-
Lygon Street	237	Contributory	-
Lygon Street	239	Contributory	-
Lygon Street	241	Significant	-
Lygon Street	243-245	Significant	-
Lygon Street	251	Contributory	-
Lygon Street	253	Significant	-
Lygon Street	255-257	Significant	-
Lygon Street	259-261	Significant	-
Lygon Street	263	Significant	-
Lygon Street	265	Significant	-
Lygon Street	267	Significant	-
Lygon Street	269	Significant	-
Lygon Street	271-273	Significant	-
Lygon Street	275	Contributory	-
Lygon Street	277	Contributory	-
Lygon Street	279-281	Contributory	-
Lygon Street	283	Contributory	-
Lygon Street	285-287	Contributory	-
Lygon Street	291-299	Significant	-
Lygon Street	303	Contributory	-
Lygon Street	305	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lygon Street	307	Contributory	-
Lygon Street	321	Contributory	-
Lygon Street	325	Contributory	-
Lygon Street	327	Contributory	-
Lygon Street	329	Contributory	-
Lygon Street	331-335	Significant	-
Lygon Street	337-343	Significant	-
Lygon Street	379	Contributory	-
Lygon Street	381	Contributory	-
Lygon Street	383	Contributory	-
Lygon Street	385	Significant	-
Lygon Street	387-391	Contributory	-
Lygon Street	393-395	Contributory	-
Lygon Street	397-399	Significant	-
Lygon Street	401	Contributory	-
Lygon Street	403-405	Significant	-
Lygon Street	407	Significant	-
Lygon Street	409	Significant	-
MacArthur Place North	2	Contributory	-
MacArthur Place North	4	Contributory	-
MacArthur Place North	6-10	Contributory	-
MacArthur Place North	14	Significant	-
MacArthur Place North	16	Significant	-
MacArthur Place North	18	Contributory	-
MacArthur Place North	20	Contributory	-
MacArthur Place North	26	Contributory	-
MacArthur Place North	28-34	Significant	-
MacArthur Place North	36	Contributory	-
MacArthur Place North	38	Contributory	-
MacArthur Place North	44-48	Significant	-
MacArthur Place North	56-58	Contributory	-
MacArthur Place North	70-72	Significant	-
<a href="#">MacArthur Place North</a>	<a href="#">1-71 (MacArthur Square)</a>	<a href="#">Significant</a>	<a href="#">-</a>

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
MacArthur Place South	11-13	Significant	-
MacArthur Place South	27-33	Significant	-
MacArthur Place South	37-39	Contributory	-
MacArthur Place South	41	Significant	-
MacArthur Place South	43	Significant	-
MacArthur Place South	45-47	Significant	-
MacArthur Place South	49	Contributory	-
MacArthur Place South	51	Contributory	-
MacArthur Place South	53	Contributory	-
MacArthur Place South	55	Contributory	-
MacArthur Place South	57	Significant	-
MacArthur Place South	59	Contributory	-
MacArthur Place South	71-73	Contributory	-
Murchison Street	12	Contributory	Significant
Murchison Street	14	Significant	Significant
Murchison Street	16	-	Significant
Murchison Street	18	Contributory	Significant
Murchison Street	20	Contributory	Significant
Murchison Street	22	Contributory	Significant
Murchison Street	24	Contributory	Significant
Murchison Street	26	Contributory	Significant
Murchison Street	28-30	Contributory	Significant
Murchison Street	32-34	Significant	Significant
Murchison Street	36-40	Significant	Significant
Murchison Street	42	Significant	Significant
Murchison Street	44	Significant	Significant
Murchison Street	46	Significant	Significant
<a href="#">Murchison Street</a>	<a href="#">23-57 (Murchison Square)</a>	<a href="#">Significant</a>	-
Neill Street	28-30	Contributory	-
Neill Street	52	Contributory	-
Neill Street	54	Contributory	-
Neill Street	56	Contributory	-
Neill Street	60	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Neill Street	62	Significant	-
Neill Street	64	Significant	-
Neill Street	66	Significant	-
Neill Street	74-76	Contributory	-
Neill Street	78	Contributory	-
Neill Street	82	Contributory	-
Neill Street	86	Contributory	-
Neill Street	88	Contributory	-
Neill Street	9-13	Contributory	-
Neill Street	15	Contributory	-
Neill Street	17	Contributory	-
Neill Street	19-25	Contributory	-
Neill Street	43-45	Contributory	Significant
Neill Street	47-49	Significant	Significant
Neill Street	51	Contributory	Significant
Neill Street	53-55	Contributory	Significant
Neill Street	57	Contributory	Significant
Neill Street	59	-	Significant
Neill Street	61-63	-	Significant
Neill Street	65	Significant	Significant
Neill Street	67	Significant	Significant
Neill Street	69	Significant	Significant
Neill Street	71	Significant	Significant
Neill Street	73	Significant	Significant
Neill Street	75	Significant	Significant
Neill Street	77	Significant	Significant
Neill Street	79	Significant	Significant
Neill Street	81	Contributory	Significant
Neill Street	85	Significant	Significant
Neill Street	87	Significant	Significant
Neill Street	89	-	Significant
Neill Street	91-93	Contributory	Significant
Neill Street	95-99	Significant	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Neill Street	101-111	Significant	Significant
Nicholson Street	Royal Exhibition Building and Carlton Gardens	Significant	Significant
Nicholson Street	27	Contributory	-
Nicholson Street	29	Contributory	-
Nicholson Street	31	Contributory	-
Nicholson Street	33	Contributory	-
Nicholson Street	35	Contributory	-
Nicholson Street	37	Contributory	-
Nicholson Street	39	Contributory	-
Nicholson Street	41	Contributory	-
Nicholson Street	43	Contributory	-
Nicholson Street	47-49	Contributory	-
Nicholson Street	51	Contributory	-
Nicholson Street	53	Contributory	-
Nicholson Street	55	Contributory	-
Nicholson Street	57	Contributory	-
Nicholson Street	59	Contributory	-
Nicholson Street	61	Contributory	-
Nicholson Street	63	Contributory	-
Nicholson Street	69	Contributory	-
Nicholson Street	73	Contributory	-
Nicholson Street	75	Contributory	-
Nicholson Street	85	Significant	-
Nicholson Street	87	Significant	-
Nicholson Street	89	Significant	-
Nicholson Street	91	Significant	-
Nicholson Street	161-163	Contributory	-
Nicholson Street	165	Contributory	-
Nicholson Street	177-179	Contributory	-
Nicholson Street	181	Contributory	-
Nicholson Street	183	Contributory	-
Nicholson Street	185	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Nicholson Street	189	Contributory	-
Nicholson Street	191	Contributory	-
Nicholson Street	209	Contributory	-
Nicholson Street	211	Contributory	-
Nicholson Street	213-215	Significant	-
Nicholson Street	217	Contributory	-
Nicholson Street	221	Contributory	-
Nicholson Street	223	Contributory	-
Nicholson Street	225	Contributory	-
Nicholson Street	227	Significant	-
Nicholson Street	241	Significant	-
Nicholson Street	243	Contributory	-
Nicholson Street	245	Contributory	-
Nicholson Street	255	Contributory	-
Nicholson Street	257	Significant	-
Nicholson Street	275	Contributory	-
<a href="#">O'Connell Lane</a>	<a href="#">4</a>	<a href="#">Contributory</a>	-
<a href="#">O'Connell Lane</a>	<a href="#">6</a>	<a href="#">Contributory</a>	-
Owen Street	21	Contributory	Significant
Owen Street	23	Contributory	Significant
Owen Street	25	Contributory	Significant
Owen Street	27	Significant	Significant
Owen Street	29	Significant	Significant
Owen Street	33	-	Significant
Owen Street	35	Contributory	Significant
Owen Street	37	Contributory	Significant
Owen Street	41	Contributory	Significant
Owen Street	45	Contributory	Significant
Owen Street	47	Contributory	Significant
Owen Street	49	Contributory	Significant
Painsdale Place	4	Contributory	-
Palmerston Place	8-10	Significant	-
Palmerston Place	12-14	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Palmerston Place	22	Significant	-
Palmerston Place	24-26	Significant	-
Palmerston Place	28	Significant	-
Palmerston Place	7-9	Significant	-
Palmerston Place	11-13	Significant	-
Palmerston Place	23	Contributory	-
Palmerston Place	25	Contributory	-
Palmerston Place	27	Contributory	-
Palmerston Place	29	Contributory	-
Palmerston Street	18	<del>Contributory</del> Significant	-
Palmerston Street	20	<del>Contributory</del> Significant	-
Palmerston Street	<del>24</del> <u>22-24</u>	Significant	-
Palmerston Street	28-30	Contributory	-
Palmerston Street	38	Contributory	-
Palmerston Street	40	Contributory	-
Palmerston Street	46	Significant	-
Palmerston Street	52 (Former Shop cnr Canning Street)	Contributory	-
Palmerston Street	52-54	Contributory	-
Palmerston Street	57-65	Contributory	-
Palmerston Street	66	Contributory	-
Palmerston Street	68	Significant	-
Palmerston Street	70	Contributory	-
Palmerston Street	72	Contributory	-
Palmerston Street	74-76	Significant	-
Palmerston Street	78	Contributory	-
Palmerston Street	80	Contributory	-
Palmerston Street	82	Contributory	-
Palmerston Street	88	Significant	-
Palmerston Street	90	Contributory	-
Palmerston Street	92	Contributory	-
Palmerston Street	94-96	Significant	-
Palmerston Street	100	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Palmerston Street	104	Significant	-
Palmerston Street	106	Contributory	-
Palmerston Street	108-110	Contributory	-
Palmerston Street	114	Contributory	-
Palmerston Street	116	Contributory	-
Palmerston Street	118	Contributory	-
Palmerston Street	120	Contributory	-
Palmerston Street	122	Contributory	-
Palmerston Street	178-204, includes:		
	<ul style="list-style-type: none"> <li>180 Palmerston Street (Church of All Nations and Organ)</li> </ul>	Significant	Significant
	<ul style="list-style-type: none"> <li>180A-204 Palmerston Street (Church Hall)</li> </ul>	Significant	Significant
Palmerston Street	230-232	Significant	-
Palmerston Street	234	Significant	-
Palmerston Street	236	Significant	-
Palmerston Street	238-240	Significant	-
Palmerston Street	67	Significant	-
Palmerston Street	69	Significant	-
Palmerston Street	83	Contributory	-
Palmerston Street	85	Contributory	-
Palmerston Street	87	Contributory	-
Palmerston Street	105-113	Contributory	-
Palmerston Street	115-117	Contributory	-
Palmerston Street	119-121	Significant	-
Palmerston Street	123-129	Contributory	-
Palmerston Street	141	Contributory	-
Palmerston Street	143	Contributory	-
Palmerston Street	145	Contributory	-
Palmerston Street	147	Contributory	-
Palmerston Street	149	Contributory	-
Palmerston Street	151	Contributory	-
Palmerston Street	153	Contributory	-



<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Palmerston Street	155-157	Contributory	-
Palmerston Street	159	Contributory	-
Palmerston Street	161	Contributory	-
Palmerston Street	163	Contributory	-
Palmerston Street	171-173	Contributory	-
Palmerston Street	183-185	Contributory	-
Palmerston Street	187	Contributory	-
Palmerston Street	189	Contributory	-
Palmerston Street	191-193	Contributory	-
Palmerston Street	207-209	Contributory	-
Palmerston Street	221-239 (St Judes Anglican Church, also known as 349-371 Lygon Street and 2-34 Keppel Street)	Significant	Significant
Palmerston Street	245	Contributory	-
Pelham Street	2-40	Significant	Significant
Pelham Street	52	Contributory	-
Pelham Street	54	Contributory	-
Pelham Street	56	Contributory	-
Pelham Street	58	Contributory	-
<a href="#">Pelham Street</a>	<a href="#">60</a>	<a href="#">Contributory</a>	-
<a href="#">Pelham Street</a>	<a href="#">62</a>	<a href="#">Contributory</a>	-
Pelham Street	64	Contributory	-
Pelham Street	66	Contributory	-
Pelham Street	68	Contributory	-
Pelham Street	70	Contributory	-
Pelham Street	96-106 <del>Pelham Street</del>	Significant	-
<a href="#">Pelham Street</a>	<a href="#">190-192 (University Square)</a>	<a href="#">Significant</a>	-
Pelham Street	196-198	Significant	-
Pelham Street	226	Significant	-
Pelham Street	228	Significant	-
<a href="#">Pelham Street</a>	<a href="#">15-31 (Administration Building only)</a>	<a href="#">Significant</a>	<a href="#">Significant</a>
Pelham Street	157-165	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Pelham Street	205-233	Significant	-
Pitt Street	10-12	Significant	-
Pitt Street	14	Contributory	-
Pitt Street	18	Contributory	-
Pitt Street	24	Contributory	-
Pitt Street	26	Contributory	-
Pitt Street	28	Contributory	-
Pitt Street	32	Contributory	-
Pitt Street	40	Contributory	-
Pitt Street	42	Significant	-
Pitt Street	44	Contributory	-
Pitt Street	48	Contributory	-
Pitt Street	60	Significant	-
Pitt Street	62	Significant	-
Pitt Street	13	Contributory	-
Pitt Street	15-17	Contributory	-
Pitt Street	19-21	Significant	-
Pitt Street	23	Contributory	-
Pitt Street	27	Contributory	-
Pitt Street	43	Significant	-
Pitt Street	45	Significant	-
Pitt Street	46	Contributory	-
Pitt Street	47-49	Contributory	-
Pitt Street	51	Significant	-
Princes Park Drive	121	Significant	-
Princes Street	69	Contributory	-
Princes Street	71	Contributory	-
Princes Street	73	Contributory	-
Princes Street	75-77	Contributory	-
Princes Street	79	Contributory	-
Princes Street	83	Contributory	-
Princes Street	85	Contributory	-
Princes Street	87	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Princes Street	89	Contributory	-
Princes Street	91	Contributory	-
Princes Street	93	Contributory	-
Princes Street	95	Contributory	-
Princes Street	97	Contributory	-
Princes Street	99	Contributory	-
Princes Street	101	Contributory	-
Princes Street	103	Contributory	-
Princes Street	105	Contributory	-
Princes Street	107	Contributory	-
Princes Street	113	Contributory	-
Queensberry Street	18-40	-	Significant
Queensberry Street	68-72	Significant	-
Queensberry Street	134	Significant	-
Queensberry Street	136	Significant	-
Queensberry Street	138	Contributory	-
Queensberry Street	140	Contributory	-
Queensberry Street	144-146	Contributory	-
<a href="#">Queensberry Street</a>	<a href="#">148-150</a>	<a href="#">Significant</a>	-
Queensberry Street	198-202	Significant	-
Queensberry Street	210	Significant	-
Queensberry Street	214-222 (Tram Substation)	Significant	-
Queensberry Street	224-252	Significant	-
Queensberry Street	258-274	Significant	-
Queensberry Street	19	Significant	Significant
Queensberry Street	21	Significant	Significant
Queensberry Street	23	Significant	Significant
Queensberry Street	53-63	Significant	Significant
Queensberry Street	133- <del>135</del>	Significant	-
<a href="#">Queensberry Street</a>	<a href="#">135</a>	<a href="#">Significant</a>	-
Queensberry Street	179	Significant	-
Queensberry Street	225-227	Significant	-
Queensberry Street	229	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Queensberry Street	255-259	Significant	-
Rathdowne Street	16-22	Contributory	-
Rathdowne Street	24	Contributory	-
Rathdowne Street	26	Contributory	-
Rathdowne Street	28	Contributory	-
Rathdowne Street	30	Contributory	-
Rathdowne Street	32	Contributory	-
Rathdowne Street	34	Contributory	-
Rathdowne Street	36	Significant	-
Rathdowne Street	42-44	Contributory	-
Rathdowne Street	46-48	Contributory	-
Rathdowne Street	86-88	Significant	-
Rathdowne Street	96-106	Significant	-
Rathdowne Street	108	Contributory	-
Rathdowne Street	110	Contributory	-
Rathdowne Street	114-116	Contributory	-
Rathdowne Street	120	Contributory	-
Rathdowne Street	122	Contributory	-
Rathdowne Street	124	Contributory	-
Rathdowne Street	126	Contributory	-
Rathdowne Street	130	Significant	-
Rathdowne Street	132	Contributory	-
Rathdowne Street	154-156	Contributory	-
Rathdowne Street	160-162	Contributory	Significant
Rathdowne Street	164	Contributory	Significant
Rathdowne Street	166	Significant	Significant
Rathdowne Street	168-170	Significant	Significant
Rathdowne Street	169-199	Significant	Significant
Rathdowne Street	172	Significant	Significant
Rathdowne Street	174	Significant	Significant
Rathdowne Street	176	Significant	Significant
Rathdowne Street	178	Significant	Significant
Rathdowne Street	180	Significant	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Rathdowne Street	184	Significant	Significant
Rathdowne Street	200	Significant	-
Rathdowne Street	212	Contributory	-
Rathdowne Street	214	Contributory	-
Rathdowne Street	216-248	Significant	-
Rathdowne Street	250	Significant	-
Rathdowne Street	252	Contributory	-
Rathdowne Street	254	Contributory	-
Rathdowne Street	25-27	Significant	-
Rathdowne Street	29-31	Significant	-
Rathdowne Street	49-67	Significant (49 only)	-
Rathdowne Street	97-105	Significant	Significant
Rathdowne Street	107-123, includes:		
	• 107 Rathdowne Street	Significant	Significant
	• 109 Rathdowne Street	Significant	Significant
	• 111-123 Rathdowne Street	-	Significant
<a href="#">Rathdowne Street</a>	<a href="#">125-139</a>	<a href="#">Significant</a>	<a href="#">Significant</a>
Rathdowne Street	201-231	Significant	Significant
Rathdowne Street	233	Significant	Significant
Rathdowne Street	235	Significant	Significant
Rathdowne Street	237	Significant	Significant
Rathdowne Street	239	Significant	Significant
Rathdowne Street	241-249	-	Significant
Rathdowne Street	257	Significant	Significant
Rathdowne Street	259	Contributory	Significant
Rathdowne Street	261	Contributory	Significant
Rathdowne Street	263	Contributory	Significant
Rathdowne Street	265	Contributory	Significant
Rathdowne Street	267	Contributory	Significant
Rathdowne Street	269	Contributory	Significant
Rathdowne Street	271	Significant	-
Rathdowne Street	273	Significant	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Rathdowne Street	275	Significant	-
Rathdowne Street	277	Significant	-
Rathdowne Street	279-281	Significant	-
Rathdowne Street	291	Contributory	-
Rathdowne Street	299-301	Significant	-
Rathdowne Street	303-305	Significant	-
Rathdowne Street	307	Significant	-
Rathdowne Street	309	Contributory	-
Rathdowne Street	311	Contributory	-
Rathdowne Street	313	Contributory	-
Rathdowne Street	315	Contributory	-
Rathdowne Street	319-323	Contributory	-
Rathdowne Street	329-335	Significant	-
Rathdowne Street	339-341	Contributory	-
Rathdowne Street	343	Contributory	-
Rathdowne Street	357-363	Significant	-
Rathdowne Street	397-399	Contributory	-
Rathdowne Street	401	Significant	-
Rathdowne Street	403	Contributory	-
Rathdowne Street	405	Contributory	-
Rathdowne Street	407	Contributory	-
Rathdowne Street	409-411	Contributory	-
Rathdowne Street	415-421	Contributory	-
Royal Parade	240	Significant	-
Royal Parade	360	Significant	-
Royal Parade	380	Significant	-
Royal Parade	400 (Carlton Recreation Ground)	Significant	Significant
Station Street	52	Contributory	-
Station Street	54	Contributory	-
<a href="#">Station Street</a>	<a href="#">56-58</a>	<a href="#">Significant</a>	-
<a href="#">Station Street</a>	<a href="#">60-62</a>	<a href="#">Significant</a>	-
Station Street	68	Contributory	-
Station Street	70	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Station Street	72	Contributory	-
Station Street	74	Contributory	-
<a href="#">Station Street</a>	<a href="#">76</a>	<a href="#">Significant</a>	-
<a href="#">Station Street</a>	<a href="#">80</a>	<a href="#">Significant</a>	-
Station Street	82	Contributory	-
Station Street	84	Contributory	-
Station Street	86	Contributory	-
Station Street	88	Contributory	-
Station Street	90	Contributory	-
Station Street	92-94	Contributory	-
Station Street	96-98	Contributory	-
Station Street	100	Contributory	-
Station Street	102	Contributory	-
Station Street	106	Contributory	-
Station Street	108	Contributory	-
Station Street	110	Contributory	-
Station Street	112	Contributory	-
Station Street	114	Contributory	-
Station Street	116	Contributory	-
Station Street	118	Contributory	-
Station Street	120	Contributory	-
Station Street	122	Contributory	-
Station Street	124	Contributory	-
Station Street	126-128	Contributory	-
Station Street	130	Contributory	-
Station Street	132	Contributory	-
Station Street	140-142	Significant	-
Station Street	154	Significant	-
Station Street	156	Significant	-
Station Street	158	Significant	-
Station Street	160	Significant	-
Station Street	162	Contributory	-
Station Street	164	Contributory	-

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Station Street	166	Contributory	-
Station Street	168	Contributory	-
Station Street	170	Contributory	-
Station Street	172	Contributory	-
Station Street	174	Contributory	-
Station Street	176	Contributory	-
Station Street	178	Contributory	-
Station Street	180	Contributory	-
<a href="#">Station Street</a>	<a href="#">51</a>	<a href="#">Significant</a>	-
<a href="#">Station Street</a>	<a href="#">53</a>	<a href="#">Significant</a>	-
Station Street	55	Contributory	-
Station Street	57	Contributory	-
Station Street	67	Contributory	-
Station Street	69	Contributory	-
Station Street	71	Contributory	-
Station Street	73	Contributory	-
Station Street	75	Contributory	-
Station Street	77	Contributory	-
Station Street	79	Contributory	-
Station Street	93	Contributory	-
Station Street	95	Contributory	-
Station Street	97	Contributory	-
Station Street	99	Contributory	-
Station Street	101	Contributory	-
Station Street	103	Significant	-
Station Street	105	Contributory	-
Station Street	107-121	Contributory	-
Station Street	123	Significant	-
Station Street	123A-123B	Contributory	-
Station Street	125	Significant	-
Station Street	127	Significant	-
Station Street	129	Significant	-
Station Street	135-137	Significant	-



<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Station Street	139	Contributory	-
Station Street	141	Contributory	-
Station Street	143	Contributory	-
Station Street	145	Contributory	-
Station Street	147	Contributory	-
Station Street	149	Contributory	-
Station Street	151-153	Contributory	-
Station Street	161	Contributory	-
Station Street	165	Contributory	-
Station Street	167	Contributory	-
Station Street	169	Contributory	-
Swanston Street	222	Contributory	-
Swanston Street	<del>462-468</del> 466	Significant	-
Swanston Street	508	<del>Contributory</del> Significant	-
Swanston Street	510-512	<del>Contributory</del> Significant	-
Swanston Street	554	Significant	-
Swanston Street	556	Significant	-
<del>Swanston Street</del>	<del>630</del>	<del>Significant</del>	-
Swanston Street	644-658	Significant	-
Swanston Street	676	Contributory	-
Swanston Street	678	Contributory	-
Swanston Street	680-682	Contributory	-
Swanston Street	832-834	Contributory	Significant
Swanston Street	842-844	Contributory	Significant
Swanston Street	860-862	Significant	Significant
Swanston Street	864-866	Significant	Significant
Swanston Street	870-874	Contributory	Significant
Swanston Street	876	Contributory	Significant
Swanston Street	880	Contributory	Significant
Swanston Street	882	Contributory	Significant
Swanston Street	886-888	Contributory	Significant
Swanston Street	890	Contributory	Significant
Swanston Street	892-894	Contributory	Significant

<b>CARLTON AND CARLTON NORTH</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Swanston Street	896-898	Significant	Significant
Swanston Street	900	Contributory	Significant
Swanston Street	902	Contributory	Significant
Swanston Street	904	Contributory	Significant
Swanston Street	906	Contributory	Significant
Swanston Street	908-910	Contributory	Significant
Swanston Street	912	Significant	Significant
Swanston Street	914	Significant	Significant
Swanston Street	916-918	Significant	Significant
Swanston Street	920-922	Contributory	Significant
Swanston Street	924	Contributory	Significant
Swanston Street	926-930	-	Significant
Swanston Street	932-944	Significant	Significant
Swanston Street (Maltstore Building)	551	Significant	-
Swanston Street (Former Carlton and United Brewery)	555	Significant	-
Swanston Street	593-597	Significant	-
Swanston Street	599-605	Significant	-
Tyne Street	35	Contributory	-
University Street	14	Contributory	-
University Street	44-54	Significant	-
University Street	9	Contributory	-
University Street	11	Contributory	-
Victoria Place	25 (Victorian Art Statue Store)	Contributory	-
Victoria Street	50-52	Significant	-
Victoria Street	68	Significant	-
Victoria Street	70	Significant	-
Victoria Street	72	Significant	-
<a href="#">Victoria Street</a>	<a href="#">80-92 (Building 51 only)</a>	<a href="#">Significant</a>	-
Victoria Street	172	Significant	-
Waterloo Street	1-3	Contributory	-
Waterloo Street	7-19	Contributory	-



**EAST MELBOURNE AND JOLIMONT**

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Agnes Street	50-62 (Jolimont Square)	Significant	-
Agnes Street	11	Contributory	-
Agnes Street	13-15	Contributory	-
Agnes Street	17-19	Contributory	-
Agnes Street	21-23	Contributory	-
Agnes Street	25-27	Contributory	-
Agnes Street	33-41	Contributory	-
Agnes Street	45	Contributory	-
Agnes Street	47	Contributory	-
Agnes Street	49-51	Contributory	-
Agnes Street	53	Contributory	-
Agnes Street	55	Contributory	-
Agnes Street	57-59	Contributory	-
Albert Street	2-30	Significant	-
Albert Street	34	Contributory	-
Albert Street	36	Contributory	-
Albert Street	38	Contributory	-
Albert Street	40	Contributory	-
Albert Street	42	Contributory	-
Albert Street	44-60	Significant	-
Albert Street	70-72	Significant	-
Albert Street	74-76	Contributory	-
Albert Street	78	Contributory	-
Albert Street	80	Contributory	-
Albert Street	82	Contributory	-
Albert Street	128	Contributory	-
Albert Street	130	Contributory	-
Albert Street	132	Contributory	Significant
Albert Street	134	Contributory	Significant
Albert Street	148-200	Significant	Significant
Albert Street	204-208	Contributory	Significant
Albert Street	250-260	Significant	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Albert Street	306-312	Significant	-
Albert Street	314-320	Significant	-
Albert Street	348-362	Significant	-
Albert Street	364	Significant	-
Albert Street	366	Contributory	-
Albert Street	384-388	Significant	Significant
Albert Street	390	Significant	Significant
Albert Street	392	Significant	Significant
Albert Street	394	Significant	Significant
Albert Street	396	Significant	Significant
Albert Street	398	Significant	Significant
Albert Street	400	Significant	Significant
Albert Street	402	Significant	Significant
Albert Street	404	Significant	Significant
Albert Street	406	Significant	Significant
Albert Street	408	Significant	Significant
Albert Street	420-422	Significant	Significant
Albert Street	428-430	Significant	Significant
Albert Street	446-476	Significant	Significant
Albert Street	486-492	Significant	Significant
Albert Street	494-500	Significant	Significant
Albert Street	502-506	Significant	Significant
Albert Street	510-532	Significant	-
Albert Street	5	Contributory	-
Albert Street	7	Contributory	-
Albert Street	9	Contributory	-
Albert Street	11	Contributory	-
Albert Street	13	Contributory	-
Albert Street	15	Contributory	-
Albert Street	17	Contributory	-
Albert Street	35	Contributory	-
Albert Street	37	Contributory	-
Albert Street	39	Contributory	-
Albert Street	41	Contributory	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Albert Street	43	Contributory	-
Albert Street	61-67	Significant	-
Albert Street	453-479	Significant	Significant
Albert Street	481-487	Significant	-
Albert Street	489-531 Parliament Gardens Fence	Significant	Significant
Berry Street	14	Contributory	-
Berry Street	16	Contributory	-
Berry Street	20-22	Contributory	-
Berry Street	24-26	Contributory	-
Berry Street	28	Contributory	-
Berry Street	30	Contributory	-
Berry Street	32	Contributory	-
Berry Street	34	Significant	-
Berry Street	36-38	Contributory	-
Berry Street	40	Contributory	-
Berry Street	42	Contributory	-
Berry Street	44	Contributory	-
Berry Street	46	Contributory	-
Berry Street	48	Contributory	-
Berry Street	50	Contributory	-
Berry Street	51	Contributory	-
Berry Street	53	Contributory	-
Berry Street	55	Contributory	-
Berry Street	57	Contributory	-
Brunton Avenue	MCG	Significant	-
Cathedral Place	2-60 (St Patricks Cathedral Precinct, also known as 371-449 Albert Street, 2-20 Gisborne Street and 7-9 Lansdowne Street)	Significant	Significant
Cathedral Place	65-75	Significant	Significant
Charles Street	19	Contributory	-
Charles Street	21	Contributory	-
Charles Street	49-55 (Jolimont Square)	Significant	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Clarendon Street	22-40	Significant	Significant
Clarendon Street	68-70	Significant	-
Clarendon Street	72-80	Significant	-
Clarendon Street	84-122	Significant	Significant
Clarendon Street	166	Significant	-
Clarendon Street	202-206	Significant	Significant
Clarendon Street	208-212	Significant	Significant
Clarendon Street	214-222, includes:		
	• 220 Clarendon Street	Significant	Significant
	• 222 Clarendon Street	Contributory	-
	• 376 Victoria Parade	Significant	-
	• 378 Victoria Parade	Significant	-
Clarendon Street	224	Contributory	-
Clarendon Street	226	Contributory	-
Clarendon Street	228-230	Significant	-
Clarendon Street	1-19	Significant	-
Darling Street	2	Contributory	-
Darling Street	4	Contributory	-
Darling Street	6	Contributory	-
Darling Street	8	Contributory	-
Darling Street	10	Contributory	-
Darling Street	24-26	Contributory	-
Darling Street	28-30	Significant	-
Garden Avenue	2-4	Significant	Significant
Garden Avenue	6-12, includes:		
	• 6 Garden Avenue	Significant	Significant
	• 8 Garden Avenue	Significant	Significant
	• 10 Garden Avenue	-	Significant
	• 12 Garden Avenue	Significant	Significant
Garden Avenue	14-16	Significant	Significant
Garden Avenue	9-11	Significant	Significant
George Street	2-14	Contributory	-
George Street	16-18	Significant	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
George Street	20-22	Significant	-
George Street	24-28	Contributory	-
George Street	32-38	Significant	-
George Street	40	Contributory	-
George Street	42	Contributory	-
George Street	44-46	Contributory	-
George Street	48	Contributory	-
George Street	50	Contributory	-
George Street	52	Contributory	-
George Street	76	Contributory	-
George Street	78	Contributory	-
George Street	80	Contributory	-
George Street	82	Contributory	-
George Street	84	Contributory	-
George Street	86	Contributory	-
George Street	88	Contributory	-
George Street	90	Contributory	-
George Street	96-106	Significant	-
George Street	116-118	Contributory	-
George Street	152-166	Significant	Significant
George Street	168-174	Contributory	Significant
George Street	176-180	Significant	Significant
George Street	182	Significant	Significant
George Street	184	Significant	Significant
George Street	186	Significant	Significant
George Street	188	Significant	Significant
George Street	190	Contributory	Significant
George Street	190A	-	Significant
George Street	192-192A	Contributory	Significant
George Street	194	Contributory	Significant
George Street	11-15	Contributory	-
George Street	17-19	Contributory	-
George Street	21-27	Contributory	-



<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
George Street	29-35	Significant	-
George Street	37-41	Significant	-
George Street	45-47	Contributory	-
George Street	49	Contributory	-
George Street	51-53	Contributory	-
George Street	55-57	Contributory	-
George Street	63-65	Significant	-
George Street	105	Contributory	-
George Street	107-109	Significant	-
George Street	111-115	Significant	-
George Street	117-119	Significant	-
George Street	121	Contributory	-
George Street	123	Contributory	-
George Street	125-127, includes:		
	• 125 George Street	Contributory	-
	• 125A George Street	Significant	-
	• 125B George Street	Contributory	-
George Street	129-131	Contributory	-
George Street	133-135	Significant	-
George Street	171	Contributory	-
George Street	173-175	Contributory	-
George Street	191-197	Significant	Significant
George Street	199	Significant	Significant
George Street	201	Significant	Significant
George Street	203	Significant	Significant
George Street	205	Significant	Significant
George Street	207	Significant	Significant
George Street	209	Significant	Significant
Gipps Street	42-44	Contributory	-
Gipps Street	46	Contributory	-
Gipps Street	48	Contributory	-
Gipps Street	50-52	Contributory	-
Gipps Street	54	Contributory	-
Gipps Street	56	Contributory	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Gipps Street	70	Contributory	-
Gipps Street	72	Contributory	-
Gipps Street	74	Contributory	-
Gipps Street	76-78	Significant	-
Gipps Street	80-82	Contributory	-
Gipps Street	84	Contributory	-
Gipps Street	86	Significant	-
Gipps Street	88	Significant	-
Gipps Street	90	Significant	-
Gipps Street	92-96	Contributory	Significant
Gipps Street	98-106	Significant	Significant
Gipps Street	110-124	Significant	Significant
Gipps Street	128	Significant	Significant
Gipps Street	130	Significant	Significant
Gipps Street	132	Significant	Significant
Gipps Street	15	Contributory	-
Gipps Street	17-19	Contributory	-
Gipps Street	21	Contributory	-
Gipps Street	23	Contributory	-
Gipps Street	27	Contributory	-
Gipps Street	29	Contributory	-
Gipps Street	31-37	Significant	Significant
Gipps Street	41-43	Significant	Significant
Gipps Street	45-47	-	Significant
Gipps Street	49	Contributory	Significant
Gipps Street	51	Contributory	Significant
Gipps Street	53	Significant	Significant
Gipps Street	55	Significant	Significant
Gipps Street	57	Contributory	Significant
Gipps Street	59	Contributory	Significant
Gipps Street	61	Contributory	Significant
Gipps Street	63	Contributory	Significant
Gipps Street	75-77	Contributory	-
Gipps Street	79	Contributory	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Gipps Street	81	Contributory	-
Gipps Street	83-87	Contributory	-
Gipps Street	91-95	Contributory	-
Gipps Street	97-99	Contributory	-
Gipps Street	109-113	Contributory	-
Gipps Street	115-119	Contributory	-
Gipps Street	121	Contributory	-
Gipps Street	123	Significant	-
Gipps Street	125	Significant	-
Gipps Street	127	Contributory	-
Gipps Street	129	Contributory	-
Gipps Street	153	Contributory	-
Gipps Street	155	Significant	Significant
Gipps Street	157	Contributory	Significant
Gipps Street	159	Significant	Significant
Gipps Street	161-165	Significant	Significant
Gipps Street	167	Significant	Significant
Gipps Street	169	Significant	Significant
Gipps Street	171-173	Significant	Significant
Gipps Street	177-179	Significant	Significant
Gipps Street	181-189	Contributory	Significant
Gisborne Street	13-19	Significant	Significant
Gisborne Street	23-41	Significant	Significant
Grey Street	2	Contributory	-
Grey Street	4	Contributory	-
Grey Street	6-8	Contributory	-
Grey Street	12-14	Contributory	-
Grey Street	34	Significant	Significant
Grey Street	36-42	Significant	Significant
Grey Street	44-46	Contributory	Significant
Grey Street	48	Contributory	Significant
Grey Street	50-54	-	Significant
Grey Street	56	Contributory	Significant
Grey Street	58	Contributory	Significant

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Grey Street	60	Contributory	Significant
Grey Street	62	Contributory	Significant
Grey Street	64	Contributory	Significant
Grey Street	66	Contributory	Significant
Grey Street	68	Contributory	Significant
Grey Street	128-132	Significant	-
Grey Street	15	Contributory	-
Grey Street	17	Contributory	-
Grey Street	25	Contributory	-
Grey Street	33	Contributory	-
Grey Street	35	Contributory	-
Grey Street	37	Contributory	-
Grey Street	39	Contributory	-
Grey Street	41	Significant	-
Grey Street	43	Significant	-
Grey Street	45	Contributory	-
Grey Street	47	Contributory	-
Grey Street	49	Contributory	-
Grey Street	51	Contributory	-
Grey Street	61-63	Contributory	-
Grey Street	65-67	Contributory	-
Grey Street	73	Contributory	-
Grey Street	75	Contributory	-
Grey Street	77-79	Significant	-
Grey Street	81	Contributory	-
Grey Street	83	Contributory	-
Grey Street	85	Contributory	-
Grey Street	87	Contributory	-
Grey Street	115-117	Significant	Significant
Grey Street	119	Significant	Significant
Grey Street	121	Significant	Significant
Grey Street	123	Significant	Significant
Grey Street	125	Significant	Significant
Grey Street	127	Significant	Significant

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Grey Street	129-135	Contributory	-
Grey Street	137-161	Significant	-
Hayes Lane	18-20	Significant	-
Hayes Lane	22	Contributory	-
Hoddle Street	1087	Contributory	-
Hoddle Street	1089	Significant	-
Hoddle Street	1091	Significant	-
Hoddle Street	1093	Significant	-
Hoddle Street	1099-1103	Contributory	-
Hoddle Street	1105	Contributory	-
Hoddle Street	1107	Contributory	-
Hoddle Street	1109	Contributory	-
Hoddle Street	1111	Contributory	-
Hoddle Street	1113	Contributory	-
Hoddle Street	1115	Contributory	-
Hoddle Street	1117	Contributory	-
Hoddle Street	1119	Contributory	-
Hoddle Street	1121	Contributory	-
Hoddle Street	1141	Contributory	-
Hoddle Street	1143	Contributory	-
Hoddle Street	1153	Contributory	-
Hoddle Street	1155	Contributory	-
Hoddle Street	1157	Contributory	-
Hoddle Street	1159	Contributory	-
Hoddle Street	1161	Contributory	-
Hoddle Street	1163	Contributory	-
Hoddle Street	1165	Contributory	-
Hoddle Street	1169	Contributory	-
Hoddle Street	1193	Contributory	-
Hoddle Street	1195	Contributory	-
Hoddle Street	1197	Contributory	-
Hoddle Street	1199	Contributory	-
Hoddle Street	1201	Contributory	-
Hoddle Street	1225	Contributory	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Hoddle Street	1227	Significant	-
Hoddle Street	1229	Contributory	-
Hoddle Street	1231	Contributory	-
Hoddle Street	1233	Contributory	-
Hoddle Street	1251-1289	Significant	-
Hotham Street	16	Contributory	-
Hotham Street	18	Contributory	-
Hotham Street	20-22	Significant	-
Hotham Street	32-34	Contributory	Significant
Hotham Street	36-38	Significant	Significant
Hotham Street	42-48	Significant	Significant
Hotham Street	50	Significant	Significant
Hotham Street	52	Significant	Significant
Hotham Street	54	Contributory	Significant
Hotham Street	72-76	Significant	-
Hotham Street	78-82	Contributory	-
Hotham Street	92	Significant	-
Hotham Street	94-96	Significant	-
Hotham Street	98-102	Significant	-
Hotham Street	110-112	Significant	Significant
Hotham Street	114	Significant	Significant
Hotham Street	116	Significant	Significant
Hotham Street	118	Significant	Significant
Hotham Street	120	Significant	Significant
Hotham Street	146	Significant	Significant
Hotham Street	148	Significant	Significant
Hotham Street	150	-	Significant
Hotham Street	152-156	Significant	Significant
Hotham Street	158	Significant	Significant
Hotham Street	160	Significant	Significant
Hotham Street	162	Significant	Significant
Hotham Street	164	Significant	Significant
Hotham Street	166	-	Significant
Hotham Street	168	Contributory	Significant

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Hotham Street	170	Contributory	Significant
Hotham Street	172	Contributory	Significant
Hotham Street	174-188	Contributory	Significant
Hotham Street	29-33	Significant	-
Hotham Street	43	Contributory	-
Hotham Street	45	Significant	Significant
Hotham Street	47	Significant	Significant
Hotham Street	49	Significant	Significant
Hotham Street	51	Significant	Significant
Hotham Street	53	-	Significant
Hotham Street	67-71	Significant	Significant
Hotham Street	73-75	Significant	Significant
Hotham Street	77-79	Significant	Significant
Hotham Street	81-83	Significant	Significant
Hotham Street	87	Contributory	Significant
Hotham Street	89	Contributory	Significant
Hotham Street	91	-	Significant
Hotham Street	97	Contributory	Significant
Hotham Street	99	Contributory	Significant
Hotham Street	1/101	Significant	Significant
Hotham Street	2/101	-	Significant
Hotham Street	103	Significant	Significant
Hotham Street	105	Significant	Significant
Hotham Street	107-109	Significant	Significant
Hotham Street	111	Significant	Significant
Hotham Street	113-117	-	Significant
Hotham Street	119-121	Significant	Significant
Hotham Street	123-125	Significant	Significant
Hotham Street	127-143	Significant	Significant
Hotham Street	153-155	Contributory	-
Hotham Street	157	Significant	-
Hotham Street	161-163	Contributory	-
Hotham Street	171-177	Significant	-
Hotham Street	191	Significant	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Hotham Street	193	Significant	-
Jolimont Road	108-110	Contributory	-
Jolimont Road	124-126	Contributory	-
Jolimont Road	128-138	Contributory	-
Jolimont Road	140-142	Contributory	-
Jolimont Street	50	Contributory	-
Jolimont Street	62	Contributory	-
Jolimont Street	64	Contributory	-
Jolimont Street	76-78	Contributory	-
Jolimont Street	80	Contributory	-
Jolimont Terrace	2-10	Significant	Significant
Jolimont Terrace	12	Significant	Significant
Jolimont Terrace	14	Contributory	Significant
Jolimont Terrace	16	Contributory	Significant
Jolimont Terrace	18	Significant	Significant
Jolimont Terrace	20	Contributory	Significant
Jolimont Terrace	22	Contributory	Significant
Jolimont Terrace	24	Contributory	Significant
Jolimont Terrace	26	Contributory	Significant
Jolimont Terrace	28	Significant	Significant
Jolimont Terrace	30	Significant	Significant
Jolimont Terrace	32	Significant	Significant
Jolimont Terrace	40	Significant	Significant
Jolimont Terrace	42	Significant	Significant
Lansdowne Street	12	Contributory	-
Lansdowne Street	14	Contributory	-
Lansdowne Street	15-17	Significant	Significant
Lansdowne Street	19	Significant	Significant
Lansdowne Street	21	Significant	Significant
Lansdowne Street	23	Significant	Significant
Lansdowne Street	25	Significant	Significant
Lansdowne Street	27	Significant	Significant
Macarthur Street	Gordon Reserve	Significant	Significant



<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Macarthur Street	Tram Shelter (cnr with St Andrews Place)	Significant	Significant
Morrison Place	2-6	Significant	Significant
Morrison Place	8-10	Significant	Significant
Morrison Place	14-18	Significant	Significant
Morrison Place	20	Significant	Significant
Morrison Place	22	Significant	Significant
Morrison Place	Eye and Ear Hospital	Significant	Significant
Nicholson Street	1-4	Significant	-
Nicholson Street	Cast Iron Urinal	Significant	-
Palmer Street	1	Contributory	-
Palmer Street	3	Contributory	-
Palmer Street	5	Contributory	-
Palmer Street	7	Contributory	-
Parliament Place	2-12	Significant	Significant
Parliament Place	22-36	Significant	Significant
Parliament Place	1-33 (Tram Shelter)	Significant	Significant
Powlett Street between Albert Street and Victoria Parade	Brick substation in median strip	Contributory	-
Powlett Street	10	Significant	-
Powlett Street	12	Significant	-
Powlett Street	14	Significant	-
Powlett Street	16-24	Significant	-
Powlett Street	50-52	Significant	-
Powlett Street	54	Significant	-
Powlett Street	56-60	Contributory	-
Powlett Street	62-68	Contributory	-
Powlett Street	82-112	Significant	Significant
Powlett Street	118-122	Significant	Significant
Powlett Street	124	Contributory	Significant
Powlett Street	126-128	Significant	Significant
Powlett Street	130	Significant	Significant
Powlett Street	132	Contributory	Significant
Powlett Street	134	Contributory	Significant

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Powlett Street	136	Contributory	Significant
Powlett Street	138	Significant	Significant
Powlett Street	140	Contributory	Significant
Powlett Street	142	Contributory	Significant
Powlett Street	150-152	Significant	-
Powlett Street	156	Contributory	-
Powlett Street	158	Contributory	-
Powlett Street	160	Contributory	-
Powlett Street	162	Contributory	-
Powlett Street	164	Contributory	-
Powlett Street	166	Contributory	-
Powlett Street	168	Contributory	-
Powlett Street	170	Contributory	-
Powlett Street	172-188	Significant	-
Powlett Street	13-19	Significant	-
Powlett Street	51-57	Significant	-
Powlett Street	59	Significant	-
Powlett Street	61	Significant	-
Powlett Street	63-71	Contributory	-
Powlett Street	85	Significant	-
Powlett Street	87	Significant	-
Powlett Street	89	Contributory	-
Powlett Street	91	Contributory	-
Powlett Street	95-101, includes:		
	<ul style="list-style-type: none"> <li>101 Powlett Street (Magnolia Court)</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>Single storey building</li> </ul>	Contributory	-
Powlett Street	105-109	Contributory	-
Powlett Street	121-123	Contributory	Significant
Powlett Street	125	Contributory	Significant
Powlett Street	127	Contributory	Significant
Powlett Street	129	Significant	Significant
Powlett Street	131	Significant	Significant
Powlett Street	133	Significant	Significant

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Powlett Street	135	Significant	Significant
Powlett Street	139-143	Contributory	Significant
Powlett Street	147-163 (also known as 84 Grey Street and 155 Powlett Street)	Contributory	-
Powlett Street	165-169	Contributory	-
Powlett Street	171	Significant	-
Powlett Street	173	Significant	-
Powlett Street	175	Contributory	-
Powlett Street	187-225	Significant	Significant
<a href="#">Punt Road</a>	<a href="#">Punt Road Oval (Richmond Cricket Ground)</a>	<a href="#">Significant</a>	-
Simpson Street	18	Contributory	-
Simpson Street	20	Contributory	-
Simpson Street	22	Contributory	-
Simpson Street	24	Contributory	-
Simpson Street	28	Contributory	-
Simpson Street	46-48	Contributory	-
Simpson Street	52	Contributory	-
Simpson Street	54-56	Contributory	-
Simpson Street	58-60	Contributory	-
Simpson Street	62-64	Contributory	-
Simpson Street	72-74	Contributory	-
Simpson Street	76	Contributory	-
Simpson Street	78-80	Significant	-
Simpson Street	100-102	Contributory	-
Simpson Street	104	Significant	Significant
Simpson Street	132-134	Contributory	-
Simpson Street	136	Contributory	-
Simpson Street	138	Contributory	-
Simpson Street	140	Contributory	-
Simpson Street	142	Contributory	-
Simpson Street	144	Contributory	-
Simpson Street	146	Contributory	-
Simpson Street	148	Contributory	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Simpson Street	150	Contributory	-
Simpson Street	152	Significant	-
Simpson Street	154	Significant	-
Simpson Street	13	Contributory	-
Simpson Street	15	Contributory	-
Simpson Street	17	Contributory	-
Simpson Street	19-27	Significant	-
Simpson Street	29-37	Significant	-
Simpson Street	51	Significant	Significant
Simpson Street	53	Significant	Significant
Simpson Street	55	Significant	Significant
Simpson Street	57	Significant	Significant
Simpson Street	59	Significant	Significant
Simpson Street	61	Significant	Significant
Simpson Street	63	Significant	Significant
Simpson Street	65	Significant	Significant
Simpson Street	89	Contributory	-
Simpson Street	91	Contributory	-
Simpson Street	93	Contributory	-
Simpson Street	95-97	Contributory	-
Simpson Street	105	Contributory	-
Simpson Street	107	Significant	-
Simpson Street	109	Significant	-
Simpson Street	111	Significant	-
Simpson Street	113	Significant	-
Simpson Street	121-125	Contributory	-
Simpson Street	141	Contributory	-
Simpson Street	143	Contributory	-
Simpson Street	167	Contributory	-
Simpson Street	169	Contributory	-
Simpson Street	171	Contributory	-
Simpson Street	173	Contributory	-
Simpson Street	177	Contributory	-
Simpson Street	179	Contributory	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Simpson Street	181	Contributory	-
Simpson Street	183	Contributory	-
Spring Street	20 (Old Treasury Building)	Significant	Significant
Spring Street	Gordon Reserve	Significant	Significant
Spring Street	110-160	Significant	Significant
St Andrews Place	34-40	Significant	Significant
Treasury Place	Treasury Reserve Precinct	Significant	Significant
Trinity Place	16-20	Significant	-
Vale Street	78-80	Contributory	-
Vale Street	82-84	Significant	-
Vale Street	86-90	Contributory	-
Vale Street	92	Significant	-
Vale Street	94	Significant	-
Vale Street	96	Significant	-
Vale Street	98	Contributory	-
Vale Street	110	Significant	-
Vale Street	112	Contributory	-
Vale Street	114	Contributory	-
Vale Street	116-118	Contributory	-
Vale Street	120-132	Significant	-
Vale Street South	12	Contributory	Significant
Vale Street South	14	Significant	Significant
Vale Street South	16	Significant	Significant
Vale Street South	18	Significant	Significant
Vale Street South	20	Significant	Significant
Vale Street South	22	Contributory	Significant
Vale Street South	24	Contributory	Significant
Vale Street South	26	Contributory	Significant
Vale Street South	28	Contributory	Significant
Vale Street South	54-64	Significant	-
Victoria Parade	Ornamental Tramway Overhead Poles	Significant	-
Victoria Parade	68-90	Significant	Significant
Victoria Parade	108-122	Significant	Significant

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Victoria Parade	146-148	Significant	Significant
Victoria Parade	150	Significant	Significant
Victoria Parade	152	Significant	Significant
Victoria Parade	160	Significant	Significant
Victoria Parade	162-166	Significant	Significant
Victoria Parade	168-172	Significant	Significant
Victoria Parade	186-196 (Church of the Holy Annunciation Evangelismos)	Significant	Significant
Victoria Parade	256-278	Significant	-
Victoria Parade	346-348	Significant	-
Victoria Parade	352-354	Significant	-
Victoria Parade	356-358	Significant	-
Victoria Parade	380	Contributory	-
Victoria Parade	382	Contributory	-
Victoria Parade	386	Contributory	-
Victoria Parade	388-442	Significant	Significant
Victoria Parade	454-458	Significant	-
Victoria Parade	460	Contributory	-
Victoria Parade	480	Contributory	-
Victoria Parade	482	Contributory	-
Victoria Parade	488	Contributory	-
Victoria Parade	490-492	Contributory	-
Victoria Parade	496	Contributory	-
Victoria Parade	502-504	Contributory	-
Victoria Parade	506	Contributory	-
Victoria Parade	508	Contributory	-
Victoria Parade	510	Contributory	-
Victoria Parade	512	Contributory	-
Victoria Parade	514	Significant	-
Victoria Parade	516	Significant	-
Victoria Parade	518	Significant	-
Victoria Parade	520	Significant	-
Victoria Parade	522	Significant	-
Victoria Parade	524	Significant	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Victoria Parade	528-536	Significant	-
Victoria Parade	540	Significant	-
Victoria Parade	544	Significant	-
Victoria Parade	546	Significant	-
Victoria Parade	548-550	Significant	-
Victoria Parade	556	Contributory	-
Victoria Parade	558	Contributory	-
Victoria Parade	560	Contributory	-
Victoria Parade	562	Contributory	-
Victoria Parade	566	Contributory	-
Victoria Parade	568	Contributory	-
Victoria Parade	570-574	Contributory	-
Victoria Parade	576-594	Significant	-
Webb Lane	2-40	Significant	-
Wellington Parade	48-54	Significant	Significant
Wellington Parade	56-70, includes:		
	• 8 Simpson Street	Significant	-
	• 10 Simpson Street	Significant	-
	• 12 Simpson Street	Contributory	-
	• 14 Simpson Street	Contributory	-
	• 16 Simpson Street	Contributory	-
	• 62 Wellington Parade	Significant	-
Wellington Parade	74	Contributory	-
Wellington Parade	76	Contributory	-
Wellington Parade	86-92	Significant	-
Wellington Parade	116	Significant	-
Wellington Parade	180	Significant	-
Wellington Parade	Fitzroy Gardens	Significant	Significant
Wellington Parade	Aboriginal Scarred Tree, Fitzroy Gardens	Significant	-
Wellington Parade	39	Contributory	-
Wellington Parade	41	Contributory	-
Wellington Parade	43	Contributory	-
Wellington Parade	45	Contributory	-

<b>EAST MELBOURNE AND JOLIMONT</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Wellington Parade	47	Contributory	-
Wellington Parade	81-85	Contributory	Significant
Wellington Parade	95-133 (Jolimont Square)	Significant	-
Wellington Parade	141-145	Contributory	-
Wellington Parade	147	Contributory	-
Wellington Parade	149-151	Contributory	-
Wellington Parade	157-159	Contributory	-
Wellington Parade	Shelter (near footbridge)	Significant	-



## Statement of Significance: **Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton** (~~November, 2021~~ April, 2023)

<b>Heritage Place:</b>	Cardigan House Carpark (former Royal Women's Hospital Carpark)	<b>PS ref no:</b>	HO1391
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### What is significant?

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

### How is it significant?

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

### Why is it significant?

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

MELBOURNE PLANNING SCHEME

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

**Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 **Updated February 2023**)*

# Statement of Significance: ~~Former~~ Carlton Union Hotels Precinct, 1-31 Lygon Street, Carlton (~~November, 2021~~ April 2023)

<b>Heritage Place:</b>	<del>Former</del> Carlton Union Hotels Precinct	<b>PS ref no:</b>	HO64
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## What is significant?

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

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





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

### How is it significant?

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

### Why is it significant?

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The Carlton Union Hotels Precinct (HO64) is of historical significance (Criterion A). Lygon Street is one of the principal streets of the suburb, and this section at the southern end of Carlton, and on the edge of the CBD, was one of the early parts of the suburb to be developed. The historical mixed use character of the street is typical of development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often co-located. The survival of the two hotel buildings at the northern and southern ends of the precinct, at a relatively short distance apart, is indicative of the historical importance of hotels and the social roles of 'corner pubs' in the suburb. The precinct is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street. Union-related businesses, or businesses attractive to the unions, flourished in this part of Lygon Street, including the two hotels frequented by factions of the union movement, with the 'left' favouring the **former** Dover Hotel and the 'right' the Lygon Hotel, later the John Curtin Hotel. This particular history of the street distinguishes the precinct in the Carlton context and in the context of the broader municipality.

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

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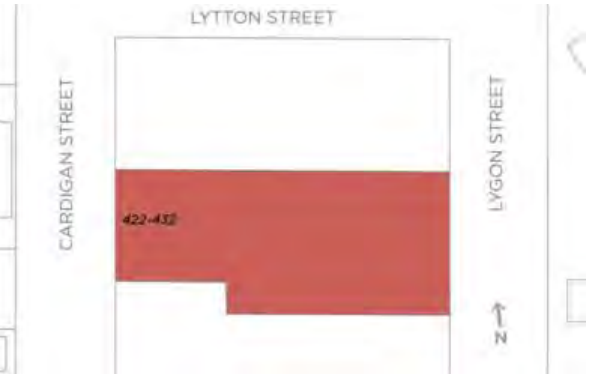
## Primary source

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)*

## Statement of Significance: Cross Street Co-operative Housing, 422-432 Cardigan Street, Carlton (~~November, 2021~~ April, 2023)

<b>Heritage Place:</b>	Cross Street Co-operative Housing	<b>PS ref no:</b>	HO1394
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### What is significant?

The complex of residential buildings originally known as Cross Street co-operative housing ~~Cross Street Cooperative Housing~~, constructed in 1969-70, and located at 422-432 Cardigan Street, Carlton, is significant.

### How is it significant?

The complex of residential buildings originally known as Cross Street co-operative housing, and ~~Cross Street Cooperative Housing~~, located at 422-432 Cardigan Street, Carlton, is of local historical and aesthetic significance, and also has representative value.

### Why is it significant?

The complex of residential buildings originally known as Cross Street co-operative housing, constructed in 1969-70, ~~Cross Street Cooperative Housing~~ is of historical significance (Criterion A). While co-operative housing societies had existed in Australia since the post-war period, this one was unusual for its association, albeit indirect, with a university (in this case, the University of Melbourne) and for its association with the slum clearance work of the Housing Commission of Victoria. The outcome, in terms of the housing complex, is also significant in that it represented (for the time) a new form of intensified yet higher quality housing development in Carlton, encouraged by the Housing Commission within the reclamation areas, and following a period in which the suburb had experienced a growth in the highly unpopular HCV towers. It is additionally one of Melbourne's largest co-operative housing developments; and constructed on a site which was specifically identified to house University staff and students in a period of significant University expansion and growth outside the historical campus landholding.

The former Cross Street co-operative housing is also significant as a representative example of co-operative housing (Criterion D). This describes a development built as a non-profit venture by housing societies or a group coming together to purchase shares to enable them to pay for a home ahead of its construction, with the funds of the co-operative used to construct the buildings.

The former Cross Street co-operative housing is additionally of aesthetic significance (Criterion E). The complex of 1969-70 remains substantially externally intact to its original design and conception. It was described not long after completion, in a Special Commendation from the Victorian Architecture  
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Awards, as 'innovative'; and was celebrated for being 'in sympathy with old Carlton', and for reflecting the character of its historic environment and context. The complex, although built as one development, presents as a precinct of dwellings, with a variety of building forms and heights, and dynamic roof forms. The double-height central circulation space, which separates vehicle and pedestrian movement through providing access to car parking at the lower level, and access to dwellings at the upper level, is also a capable design component. The design, by architects Earle, Shaw and Partners although mainly attributed to James Earle, reflects his earlier interest in post-war intimately scaled housing developments in Scandinavia. It was also influenced by other housing projects in the United Kingdom and Australia from the early 1960s, which utilised modern terrace house forms and other traditional adaptations for modern higher density living.

### **Primary source**

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*Carlton Heritage Review (November, 2021 (Updated February, 2021))*



## Statement of Significance: Dwelling, 25-27 Rathdowne Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	25-27 Rathdowne Carlton	<b>PS ref no:</b>	HO103
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### What is significant?

The brick three-storey residence at 25-27 Rathdowne Street, Carlton, constructed in 1903 is significant.

### How is it significant?

The 1903 brick three-storey residence at 25-27 Rathdowne Street, Carlton, is of local historical (including rarity value) and aesthetic significance.

### Why is it significant?

The dwelling at 25-27 Rathdowne Street, Carlton, is of historical significance (Criterion A). The 17 room brick house was constructed in 1903 for civil engineer John Booth, to a design by noted architect George de Lacy Evans. Although later than the (typically 1880s) grand residences constructed in Rathdowne Street, in this area of Carlton and in proximity to the prestigious Royal Exhibition Building and Carlton Gardens, the large scale of the dwelling is nevertheless consistent with this localised pattern of development. Of note is Booth's history as the founder of the Esperanto Society in Melbourne, with his substantial residence in Rathdowne Street serving as the Melbourne Esperanta Klubo's first meeting place. The building was subsequently used as a nurses' home, and from approximately 1916 to 1949, as a boarding house. The conversion to boarding (or rooming) house, in turn, was a common fate for many large historic houses in inner Melbourne in the first half of the twentieth century.

The dwelling at 25-27 Rathdowne Street, Carlton, is also of aesthetic significance (Criterion E). The building is an early example of Art Nouveau, occurring just three year after the Paris Exposition brought the style to international attention. It is also highly externally intact, as it presents to Rathdowne Street, with a capably resolved arrangement of building elements. Of note is its asymmetrical three storey form with projecting bay to the street, the latter capped with a gable-end incorporating an arch headed window to attic level; red brick materiality with unusual rendered dressings and wrought iron detailing; and Art Nouveau-inspired railings to verandah balconies.

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The design by notable architect George de Lacey Evans also has rarity value, in its unusual incorporation of design elements not found in Evans' other works, in particular the Art Nouveau detailing (Criterion B). While Evans is remembered for his capacity to move freely and confidently between popular architectural styles, he is mainly remembered for Boom Style works, with the subject building one of a small number that illustrate his post-Boom output. Overall, the building presents as an imaginative reconsideration of the asymmetrical two storey villas constructed in Carlton during the late nineteenth century, with its height, Gothic proportions and Art Nouveau detailing distinguishing the design as an unconventional outcome of a kind rarely encountered locally.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)*

# Statement of Significance: Earth Sciences Building (McCoy Building), University of Melbourne, 253-283 Elgin Street Carlton (~~November, 2021~~ April, 2023)

Heritage Place:	<del>University of Melbourne</del> Earth Sciences Building (McCoy Building) <del>University of Melbourne</del>	PS ref no:	HO1392
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## What is significant?

The ~~University of Melbourne's~~ Earth Sciences Building (~~McCoy Building, University of Melbourne~~) at 253-283 Elgin Street, Carlton, was constructed in 197~~5~~-77 and is significant. ~~The elevated pedestrian bridge and the Thomas Cherry Building are not significant.~~

## How is it significant?

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

## Why is it significant?

The University of Melbourne's Earth Sciences Building, also known as the McCoy Building after Sir Frederick McCoy the university's first Professor of Geology, is of aesthetic significance (Criterion E). It was constructed in 197~~5~~-77 to a design by architects Eggleston, Macdonald and Secomb (EMS), which was heavily influenced by Brutalism. EMS commenced their design work for the University of Melbourne with the much celebrated Beaurepaire Swimming Centre, of 1954-57, and following its success went on to design numerous buildings for the University and for other tertiary institutions in Victoria and elsewhere, over a thirty year period. The commission for the subject building also

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occurred at a time when the University was expanding beyond its original campus landholding, and in the context of a 1970 campus masterplan by architects Ancher Mortlock Murray and Woolley. The subject building is highly externally intact to its 1970s design, with Brutalist influences evident in the extensive use of off-form concrete, in this instance accentuated by using sandblasted timber plank formwork to highlight the grain and heighten the textural effect; in the visually arresting arrangement on the north side of the building of long concrete pedestrian ramp set within the double-height colonnaded loggia, concrete stairs at the west end, and concrete pedestrian bridge over Swanston Street which all converge on the entrance landing at second floor level; and the large mass of the building which is seen to visually rest on narrow concrete columns to Elgin Street.

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

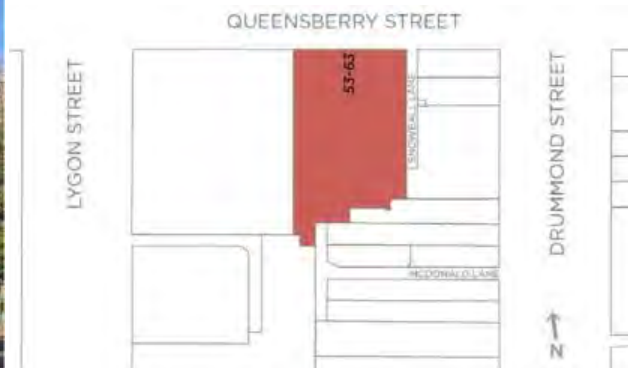
### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 (Updated February 2024))*

## Statement of Significance: Former Catholic Apostolic Church complex, 53-63 Queensberry Street, Carlton (November, 2021) (April, 2023)

<b>Heritage Place:</b>	Former Catholic Apostolic Church Complex	<b>PS ref no:</b>	HO90
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### What is significant?

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, now known as the Romanian Orthodox Church of St Peter and Paul, originally constructed in 1867 and incorporating extensions and building works of 1888, is significant.

### How is it significant?

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, of 1867 and 1888, is of local historical and aesthetic significance, and of representative value.

### Why is it significant?

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, is of historical significance (Criterion A). The church was constructed on land which, as part of the subdivision of Crown land in Carlton, was one of numerous - and generous - land grants made to religious denominations in the mid-nineteenth century. Built and opened in 1867, it came after St Andrews Presbyterian Church (also known as the Gaelic Church) constructed in 1854-55 on the corner of Queensberry and Rathdowne streets; and before the Primitive Methodist Church constructed in 1864 on the corner of Lygon and Queensberry streets. The subject church also survives these contemporary and nearby ecclesiastical developments. The church is significant for its association with the Catholic Apostolic Church, and is understood to be one of a very few purpose-built churches for this group in Australia. It also provides evidence of the presence of non-conforming and independent churches, or break-away church groups and congregations, in nineteenth century Australia. The church is additionally associated with prolific architect Leonard Terry, a renowned church designer, amongst other building types. Terry was also involved in the 1880s works to the church, which were significant in extent and effectively transformed the building.

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, is of aesthetic significance, and is a handsome bluestone Gothic Revival church in the early English Gothic style for which Terry was celebrated (Criterion E). While the 1880s works were undertaken with regard to the pre-existing style and materiality, and those sections of the original building closest to the street were retained, the simple, early character of the building was altered at this time. However, characteristics

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and components of the original church were retained including the bluestone building material, buttresses to corners, the steeply-pitched hipped roof form clad in slate with simple ventilators, and the main gabled end wall to Queensberry Street incorporating the tall central window with pointed arch, window tracery and quoin details to reveals. The 1880s presbytery also extends the understated Gothic stylings of the original church. The front metal palisade fence on a stepped bluestone plinth, with bluestone piers and several pedestrian gates, dates from the 1930s but contributes to the character and presentation of the church complex).

The former Catholic Apostolic Church complex also retains key representative elements of an historical church complex (Criterion D). The substantial and intact nineteenth century property is relatively externally intact to its 1880s form and layout, and retains original 1880s components within the complex, including the church and presbytery set in landscaped grounds.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 (Updated February 2024))*

# Statement of Significance: Former Children's Hospital Precinct, 110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, Carlton ~~(November, 2024)~~ (April 2023)

<b>Heritage Place:</b>	Former Children's Hospital Precinct	<b>PS ref no:</b>	HO81
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## What is significant?

The former Children's Hospital Precinct with frontages to Rathdowne, Pelham and Drummond streets, Carlton, and comprising the Princess May Pavilion (1900-01), Nurses Home (1907), Administration Building (1912) and terrace houses at 110-114 Drummond Street, is significant.

Within the precinct, the significance categories are as follows (Figure 16):

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.



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Figure 16 Significance categories in Former Children’s Hospital Precinct (source: nearmap)

### How is it significant?

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The Former Children’s Hospital Precinct, comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of local historical and aesthetic significance.

### Why is it significant?

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The Former Children’s Hospital Precinct, comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of historical significance (Criterion A). The hospital was established on this site in 1876, in Sir Redmond Barry’s former house in Pelham Street, and was the principal hospital for children and paediatric care in Victoria for some 90 years. It was previously located in buildings in the CBD, having been founded by doctors John Singleton and William Smith in 1870, and reportedly the first paediatric hospital in the southern hemisphere. The three remaining purpose-built hospital buildings, being the Princess May Pavilion, Nurses Home and Administration Building were constructed in the early twentieth century as part of a comprehensive hospital building program, when existing buildings were replaced by purpose-designed buildings more suited to the hospital’s growing requirements. The Carlton hospital was one of a number of major hospitals in Melbourne and Victoria which were either constructed or underwent significant redevelopment in the first decades of the twentieth century. These establishments tended to specialise in areas of health, including infectious diseases, mental health, women’s health, and the health of children as at Carlton. This also occurred at a time when the growth and affluence of the city and state allowed for the funding and construction of substantial hospital and medical institutions. Following the opening of the new Royal Children’s Hospital in Parkville in 1963, the Carlton facility was adapted to use as St Nicholas Hospital, for children with intellectual disabilities. The buildings underwent some alterations at this time, with St Nicholas Hospital closing in 1985. The three terraces to Drummond Street, while not purpose built for the hospital, are understood to have been acquired by the hospital during its period of expansion on the site, and therefore have an historical connection.

The Former Children’s Hospital Precinct is also of aesthetic significance (Criterion E). The three purpose-built hospital buildings, constructed in the Edwardian period, are of considerable architectural merit and have a high level of external intactness. Their prominent red-brick forms are distinctive within the Carlton context and represent significant contributors to their respective streetscapes, being an important Carlton block. The stylistic cohesion of the three buildings also reflects the input of noted architects Guyon Purchas and William Shields, the latter believed to have been involved in all three building designs. Individually, the earliest of the buildings, the Princess May Pavilion, is noted for its combination of eclectic Jacobethan and Art Nouveau motifs, prominent gable ends with ogee profiles, canted bays and oriel windows, double-height brick arcaded verandah, and high bluestone plinth or semi-basement level. The Nurses Home has a highly symmetrical composition, with prominent gable-ended pavilions again with ogee profiles and oriel windows, flanking the central three-storey

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component with ironwork balconies incorporating Art Nouveau detailing. The last of the buildings, the Administration Building, has an overall symmetry and form which harks back to the 1907 Nurses Home, but with simplified detailing. Repeated here is the central balconied bay sited between prominent flanking pavilions with decorative notched gables, and again with an ogee profile.

**Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)*



## Statement of Significance: **Factory Warehouse Former Factory and Store**, 96-106 Pelham Street, Carlton (**November 2024 April 2023**)

<b>Heritage Place:</b>	96-106 Pelham Street, Carlton	<b>PS ref no:</b>	HO82
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### What is significant?

The former **manu**factory and store at 96-106 Pelham Street, Carlton, constructed in 1885 for Banks & Co to a design by noted architect Charles Webb, is significant.

### How is it significant?

The former **manu**factory and store at 96-106 Pelham Street, Carlton, is of local historical (including rarity) and aesthetic significance.

### Why is it significant?

The former **manu**factory and store at 96-106 Pelham Street, Carlton, is of historical significance (Criterion A). The building, with an associated storeman's residence, was constructed in 1885 for clothing manufacturers Banks & Co, to a design by noted architect Charles Webb. Banks & Co had originally established their operations in the city in the late 1860s, before expanding by the 1880s into a large warehouse in Flinders Lane, the emerging focus of Melbourne's 'rag trade'. The Carlton building was a clothing factory and store, constructed at a time when the manufacture of ready-made clothing was expanding, consistent also with the economic Boom in Melbourne. The property is also significant as a rare example of a manufacturing building of this age and scale in Carlton. This may in part explain the positive attention the development received from the Melbourne press, where Banks & Co were couched as benevolent employers. The building was described in the Argus of May 1885 as a new factory which was 'in every way equal to modern requirements'; and in 1888 by Victoria and its Metropolis, Past and Present as having an advantage over factories situated in the centre of the city, and built strictly in accordance with 'the requirements of the Factories Act'. Banks & Co employed a large female workforce, and claimed to have adopted the wage terms which were the outcome of the Tailoresses' Strike of the early 1880s.

The former **manu**factory and store is also of aesthetic significance (Criterion E). It is substantially externally intact, of two storeys plus part basement, designed in the manner of an Italian palazzo and incorporating fine polychrome brickwork. Floors are articulated externally by deep string courses in cream brick and by a substantial cornice at parapet level; and tall windows at ground and first floor

MELBOURNE PLANNING SCHEME

levels adopt a segmental headed form, with brick voussoirs in alternating colours flanking rendered ornamental keystones. The original storeman's, later caretaker's residence survives, as does the street wall and carriage gate constructed between 1896 and 1927. While the 1880s represented the high water mark of Charles Webb's practice, the

1885 factory in Pelham Street is a capable design rather than a key element in Webb's catalogue. He did however produce a number of works in polychrome brickwork, and the polychrome expression of the subject building distinguishes it from the majority of later manufacturing, light industrial and warehouse buildings in Carlton, which were often utilitarian in design and unassuming in their presentation (Criterion B).

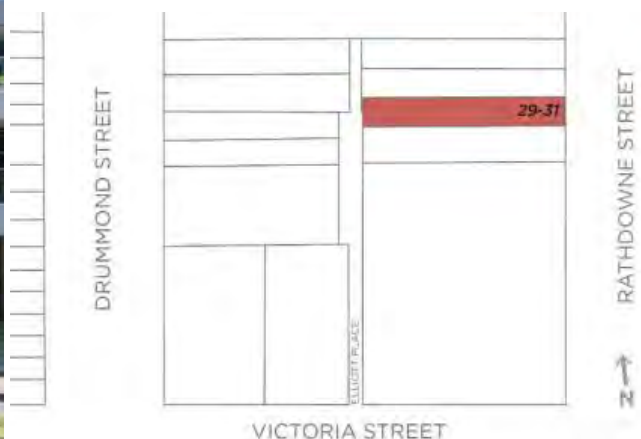
### **Primary source**

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Carlton Heritage Review (Lovell Chen, 2021 [Updated February 2024](#))

## Statement of Significance: Former Manufacturing Building, 29-31 Rathdowne Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	29-31 Rathdowne Carlton	<b>PS ref no:</b>	HO809
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### What is significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company, is significant.

### How is it significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical and aesthetic significance.

### Why is it significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical significance (Criterion A). It was constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company. The Khyat family, originally from Lebanon and Syria, were prominent in textile and clothing related businesses in Melbourne at this time, with family members variously running businesses in the city, in leather and fancy goods, and embroidery operations. The Khyat family remained at the Rathdowne Street premises until 1951, with the building continuing to be used for manufacturing related purposes until, unusually for Carlton, 1988. Since that time the property has been used as offices. The building is also significant for demonstrating the local pattern of small scale manufacturing and light industry, as established in Carlton in the early twentieth century and interwar period. It reflected the trend of comparatively small scale buildings of this type being constructed on generally limited footprints. The subject building also shares the history of many of Carlton's former manufacturing or light industrial buildings in that it has been adapted to a later use.

The building at 29-31 Rathdowne Street, Carlton, is also of aesthetic significance (Criterion E). Distinguishing characteristics include the tall two-storey form, red brick and render materiality, and the articulated bays of the façade, with the red brick pilasters extending up and through the prominent panelled and rendered parapet. The lack of setback additionally distinguishes the property in the

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Rathdowne Street context, drawing attention to what is an atypical factory building in an otherwise mainly residential street, noted for some grand residential development of the 1880s and later.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 [Updated February 2024](#))*

## Statement of Significance: **Hotel and Residences Former Sir John Young Hotel and cottages, 18-24 Palmerston Street, Carlton (November, 2021-April, 2023)**

<b>Heritage Place:</b>	18 and 20, 22-24 Palmerston Street Carlton	<b>PS ref no:</b>	HO71
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### What is significant?

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, which date from 1869-70, are significant.

### How is it significant?

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, are of local historical (including rarity) and aesthetic significance.

### Why is it significant?

The former **Sir John Young Hotel** and adjoining cottages in Palmerston Street, Carlton, are of historical significance (Criterion A). At the time of their construction in 1869-1870, the building group was owned by a member of the levers family, prominent and renowned in nineteenth century Carlton for their property interests and involvement in local affairs, including local politics. By the 1870s, Carlton was a substantially developed residential suburb, and while commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of these, as with the subject property, were located to the corners of residential streets. The double-storey form and massing, splayed main entrance to the corner and the visible side elevations to the adjoining streets are all typical characteristics of these early and much valued hotels, and clearly point to its original use within this still residential context. The hotel retains its capacity to demonstrate both the role, and proliferation, of the historic 'corner pub' in inner suburbs such as Carlton. The adjoining cottages are important historical components of the site, and together with the former hotel emphasise the early pattern of houses and hotels, and commercial and residential building types, being located in proximity.

The former Sir John Young Hotel and adjoining cottages are also of aesthetic significance (Criterion E). The subject hotel is significant for retaining its largely original early form, having avoided the fate of many early hotels which were required, by early twentieth century liquor licensing laws, to update and refurbish the premises, often involving the construction of an additional accommodation wing and an interwar 'make-over'. The hotel and cottages display a simply detailed and modest scale and form which is characteristic of early historic development in Carlton, and while devoid of flamboyant ornament and little in the way of architectural adornment, their austere expression clearly reflects an

early construction date. While the adjoining cottages are not in themselves especially distinctive in terms of their architecture, the co-construction of the two building groups in a manner which stylistically and architecturally distinguished them is unusual (Criterion B). It is not that uncommon to have a direct association between a hotel and adjoining buildings, such as shops, but an association between a larger hotel and a pair of modest cottages, with quite different forms and detailing, and architectural expression, is more infrequent.

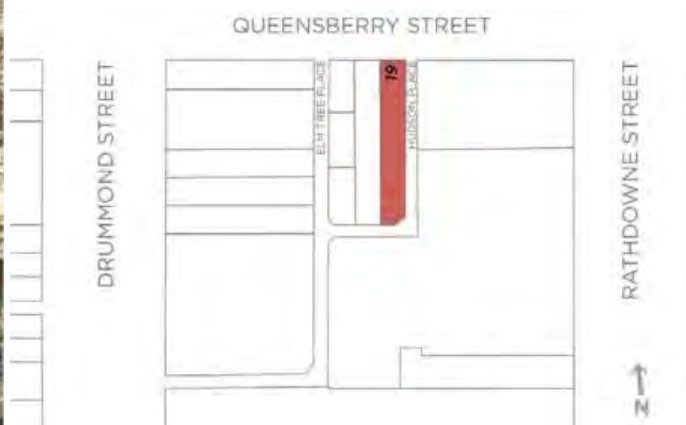
### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)*

## Statement of Significance: Gavazzi Terrace, 19 Queensberry Street, Carlton (~~November, 2021~~ April, 2023)

Heritage Place:	Gavazzi Terrace	PS ref no:	HO87
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### What is significant?

The two-storey brick terrace house ~~Gavazzi Terrace~~ at 19 Queensberry Street, Carlton, constructed in c. 1889, is significant.

### How is it significant?

~~The two-storey brick terrace house Gavazzi Terrace~~ at 19 Queensberry Street, Carlton, constructed in c. 1889, is of local historical and aesthetic significance.

### Why is it significant?

The two-storey brick terrace house at 19 Queensberry Street, Carlton, as constructed in c. 1889 for Howard Nelson Proctor, to a design by noted architects Twentymen & Askew, is of historical significance (Criterion A). It was named 'Gavazzi Terrace', after the reformist Italian preacher who died in the year of the house's construction. Its late 1880s date is consistent with the development of more substantial and ornate residences in Carlton, including in the area in proximity to the prestigious Royal Exhibition Building and Carlton Gardens, another highly significant Carlton (and Melbourne) development of the decade. The 1880s was the noted Boom period in Melbourne, and this together with proximity to the REB, was reflected in the handsome and substantial dwelling, of ten rooms plus stables, at the time of its completion.

~~The dwelling Gavazzi Terrace~~ is also of aesthetic significance (Criterion E). The dwelling is in the Italianate style and is distinguished by its bichrome face brick expression, and noteworthy for its external intactness and the surviving brick stables to the rear. Original elements of note include the cast-iron double-height verandah, iron palisade fence and gate to the property frontage, entrance door and sidelights, and windows at ground and first floor levels with segmental arched openings and unusual moulded brick architraves. The building is also notable for the patterning to its walls in red and cream brick, which takes the form of cruciform devices to walls, contrasting brick banding to arches above windows and doors, and red brick panels under window sills; and the balustraded parapet with a central circular pediment incorporating a signage panel and the name 'Gavazzi

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Terrace'. The overall expression of the dwelling shows the hand of the noted architects involved. The canted form of the original stable also remains legible from the ROW.

### **Primary source**

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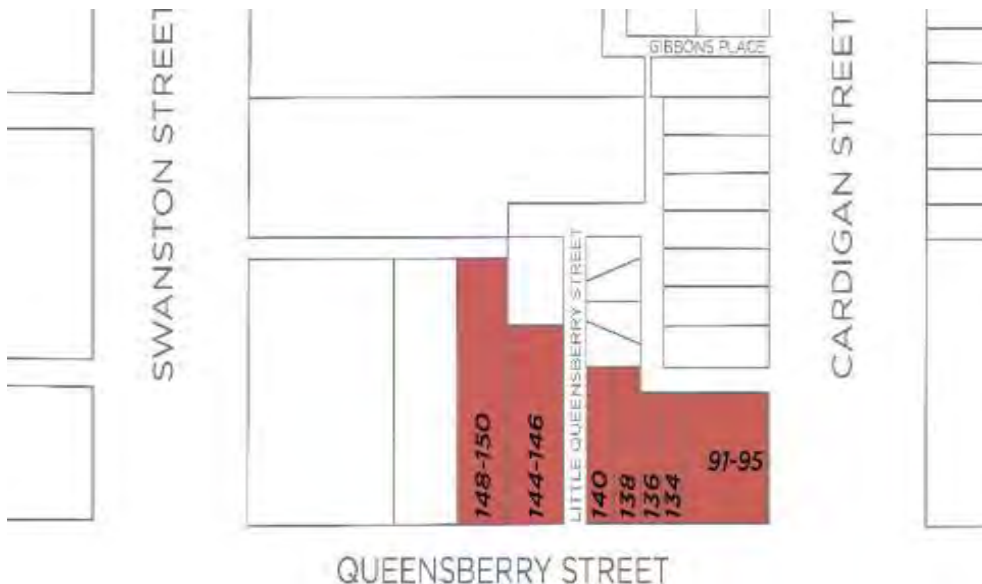
*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)*



MELBOURNE PLANNING SCHEME

**Statement of Significance: Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (~~November, 2021~~ April, 2023)**

Heritage Place:	Hotel Lincoln and Environs Precinct	PS ref no:	HO97
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**What is significant?**

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

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MELBOURNE PLANNING SCHEME

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

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



Site Boundary

Significant

Contributory

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

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

## How is it significant?

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

### **Why is it significant?**

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

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

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



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

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

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

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

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

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

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substantially, and unusually, retain original shopfronts and offset recessed entries. The later pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

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

Primary source

Carlton Heritage Review (Lovell Chen, 2021 **Updated February 2023**)

## Statement of Significance: Mary's Terrace, 50-56 Cardigan Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	Mary's Terrace	<b>PS ref no:</b>	HO36
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### What is significant?

~~The terrace row of Mary's Terrace, the terrace row of~~ four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, which dates from c. 1885-1886, is significant.

### How is it significant?

~~The terrace row of Mary's Terrace~~ at 50-56 Cardigan Street, Carlton, is of local historical significance and representative value.

### Why is it significant?

~~The terrace row of Mary's Terrace~~ at 50-56 Cardigan Street, Carlton, is of historical significance (Criterion A). The row consists of four dwellings constructed in c. 1885-1886, for prominent nineteenth century Carlton identify and property owner, William Ievers. The latter owned a successful real estate agency in Cardigan Street, established in 1859 near the end of that decade of remarkable Gold Rush related growth in Melbourne, but was particularly successful in the 1870s and 1880s. Ievers was also involved in local politics, being a Melbourne City councillor in the 1890s. The subject row bears the name of his wife, Mary.

~~The terrace row of Mary's Terrace~~ is also of representative value (Criterion D). The mid-1880s date of construction places the terrace firmly in the renowned Boom period of development in Melbourne, and it remains substantially intact to its original state. While straightforward and representative rather than remarkable in terms of its design, it is typical of the rows constructed during the Boom and in some cases in Carlton in the period following. The ornament is generally understated, although small pedestal devices to the parapet and central pediment suggest that orbs or urns have been removed, meaning that the original expression may have been slightly more exuberant than is the case today.

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The terrace also illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s in Melbourne and remained relevant in Carlton at the turn of the twentieth century. Other elements of note include verandahs with cast iron columns, Corinthian capitals and lacework valences; the original cast iron palisade front fences on bluestone bases with original gates; and a simple parapet to the top of the row with a central pediment flanked by scrolls and incorporating the name 'Mary's Terrace'.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)*

# Statement of Significance: Ministry of Housing Infill **Public** Housing, 75-79 Kay Street, 76-80 Station Street, 78 Kay street, 43-45 Kay Street, 136 Canning Street, 51-53 Station Street and 56-62 Station Street, Carlton (**November, 2021** ~~April, 2023~~)

<b>Heritage Place:</b>	Ministry of Housing Infill Housing	<b>PS ref no:</b>	HO1397
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## What is significant?

The Ministry of Housing Infill Housing, constructed in 1981-83 and comprising six properties (townhouse pairs, groups or individual dwellings) in Kay, Canning and Station streets, Carlton, is significant. The six properties (townhouse pairs, groups or individual dwellings) constructed in 1981-83 and variously located in Kay, Canning and Station streets, Carlton, are significant. The six properties, located in the area known as the 'Kay Street Reclamation Area', bounded by Palmerston, Rathdowne, Princes and Nicholson streets, are as follows (with their architects indicated):

- 75-79 Kay Street (Edmond & Corrigan)
- 78 Kay Street (Edmond & Corrigan)
- 43-45 Kay Street/136 Canning Street (Gregory Burgess)
- 76 Station Street, 80 Station Street (Gregory Burgess)
- 51 Station Street, 53 Station Street (Peter Crone)
- 56-58 Station Street, 60-62 Station Street (Peter Crone)

## How is it significant?

The six properties constructed in 1981-83 under the Ministry of Housing infill housing program and variously located in Kay, Canning and Station streets, Carlton, are of local historical and aesthetic significance.

## Why is it significant?

The six Carlton properties constructed in 1981-83 under the then new Ministry of Housing infill housing program, are of historical significance (Criterion A). Their design and construction followed in the wake of several decades of 'slum' clearance in the suburb, and construction of the ultimately highly unpopular public housing towers. The new housing also came about after the former Housing



Commission was renamed the Ministry of Housing in the late 1970s, and launched into a period of reform. Under the leadership of newly appointed architects John Devenish and Dimity Reed, a transformative approach to public housing was conceived, and this is clearly demonstrated in the subject dwellings. The new forms of public housing were intended to be more creative and humane, and to be built to higher standards; to better integrate their residents into their environments; and to help remove the stigma associated with public housing developments. The local architects chosen to design the new infill buildings were Edmond and Corrigan, Peter Crone and Gregory Burgess. Their individual Carlton designs went on to win awards (for each of the architects) including the Royal Australian Institute of Architects (Victorian Chapter) award for Outstanding Architecture, New Housing category, in 1983, 1984 and 1985. In 2010, the Carlton infill housing program as a whole (again involving each of the architects) also won the Australian Institute of Architecture (Victoria) 25 Year Award for Enduring Architecture.

~~The six Carlton public housing infill properties are~~ ~~The Ministry of Housing infill Housing is~~ also of aesthetic significance (Criterion E). While their architectural merit was recognised around the time of their construction, as per the awards cited above, their enduring excellence was reinforced some 25 years later with the 2010 award. The repeated use of images of the Kay Street townhouses, in particular, also emphasises their widespread recognition. The designs are additionally significant for incorporating easily recognised contextual references to their historic Carlton setting, including 'side-by-side' mirror image (reverse) plans, bichrome or two-colour face brickwork and detailing, brick dividing and wing walls, and verandahs. While the historic references assisted the new developments to fit more comfortably into their Carlton streetscapes, as was expected and anticipated of the infill housing program, the designs also display more contemporary influences, including the stamp of the individual architects involved who each demonstrated their own particular inspirations and preferences.

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

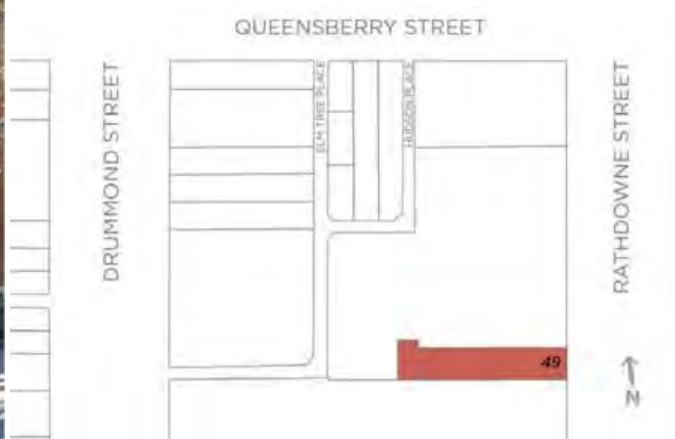
### Primary source

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*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)*

# Statement of Significance: Montefiore House, 49 Rathdowne Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	Montefiore House	<b>PS ref no:</b>	HO104
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## What is significant?

The substantial, two-storey dwelling in rendered brick at 49 Rathdowne Street, Carlton, constructed in 1884-5 and known as Montefiore House, is significant.

## How is it significant?

The 1884-85 dwelling at 49 Rathdowne Street, Carlton, known as Montefiore House, is of local historical and aesthetic significance, and of representative value.

## Why is it significant?

The dwelling at 49 Rathdowne Street, Carlton, is of historical significance (Criterion A). It was constructed in 1884 for Solomon Finkelstein, with its 1880s date consistent with the development of more substantial and ornate residences in Carlton, including in the area immediately surrounding the prestigious Royal Exhibition Building and Carlton Gardens, another highly significant Carlton (and Melbourne) development of the time. The name Montefiore House emphasises its status. The 1880s was the noted Boom period in Melbourne, and this together with proximity to the REB, was reflected in the handsome and elevated dwelling with views to the REB and Carlton Gardens to the east. The building is also associated with noted and prolific architect and builder, Norman Hitchcock, who was particularly busy in Melbourne's inner northern suburbs during the 1880s.

The dwelling is of aesthetic significance (Criterion E). It is a substantial two-storey dwelling in rendered brick, with features of note including the elevated entry above the long flight of steps, original masonry side walls to the garden setback, and original cast iron palisade fence and gate on a bluestone plinth. The name Montefiore House and 1884, as inscribed to the central signage panel, also survive.

The dwelling is also representative of Hitchcock's work and incorporates a number of his typical rendered details, for which he was noted (Criterion D). These include masques at ground and first floor levels to the wing walls; and the ornamented parapet with a balustraded form, semi-circular

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pediment flanked by scrolls, and vermiculated surfaces and urns. The building survives as a particularly intact example which continues to demonstrate its Italianate origins and to reflect the scale, form and detailing that characterised more substantial residential development in nineteenth century Carlton. While the dwelling is not necessarily a key work within Hitchcock's catalogue, it is a lively and theatrical variant of the Italianate architectural style as developed by the architect, and also one of a relatively small number of freestanding villas to his designs.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)*

## Statement of Significance: Office Building, 207-221 Drummond Street, Carlton (~~November, 2021~~ April, 2023)

<b>Heritage Place:</b>	207-221 Drummond Street Carlton	<b>PS ref no:</b>	HO1395
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### What is significant?

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

### How is it significant?

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

### Why is it significant?

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

Prominently located to the corner of Drummond and Grattan streets, ~~the building is constructed of 150mm loadbearing concrete tilt slabs which are variously left exposed or 'dressed' to achieve a layered effect, some plain, some with an exposed aggregate finish, others with brick cladding or concrete blockwork. The design also features banks of aluminium-framed windows, steel and metal details, and expressed steel framing.~~ The exterior of the building, with its contrasting façade treatments, is noted for ~~its~~ these panels of overlapping yet commonplace materials (brickwork, concrete panels with exposed aggregate, rendered panels, aluminium framed openings) cleverly arranged so as to suggest the various components are in transition and breaking or sliding apart. At the centre of the composition - the corner to Drummond and Grattan streets – the brick and contrasting panels cleverly part to reveal an inner skin of glass, while also angling up in height to emphasise the corner. Added to this is the elevated entrance to Drummond Street, which appears to sit behind another break in the façade; and the cross bracing and steel tie plates to the same façade which (visually if not structurally) suggest a counter to the expansion of the building and bring it into a tense equilibrium.

More broadly, the building is also of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, including the 1980s, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021, updated February 2023)*

## Statement of Significance: Pair of Dwellings, 199-201 Cardigan Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	199-201 Cardigan Street, Carlton	<b>PS ref no:</b>	HO32
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### What is significant?

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, with no. 199 constructed in c. 1900-1901 and no. 201 in 1918-19, are significant.

### How is it significant?

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, constructed in c. 1900-1901 and 1918-19 respectively, are of local historical and aesthetic significance.

### Why is it significant?

The subject pair of two-storey brick dwellings, constructed in c. 1900-1901 and c. 1918-19 is of historical significance (Criterion A). When constructed, the dwellings were located in an area of Carlton characterised by mixed use development, which in turn was typical of parts of the suburb at the end of the nineteenth century. The owner and builder, Abraham Goldman, was apparently a local resident and businessman of some note, owning several properties including residences and light industrial buildings in Carlton in the first decades of the twentieth century, including the subject pair. He was also active in the growing Jewish community of Carlton, hosting a meeting of the 'newly formed Zionist Society' at his home in Cardigan Street, and being voted president of the society in 1902. As a building, the subject semi-detached pair is directly associated with a housing type which originated in England in the late eighteenth century, and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs.

The semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, is also of aesthetic significance (Criterion E). While both dwellings adopt a reasonably straightforward double-storey and double height verandah between wing walls form, and retain somewhat elaborate cast iron balustrades and friezes, it is the rendered detailing which distinguishes the pair. Details of note are especially prevalent to the upper parts of the building and include tall central pediments to the parapets, flanked by pilasters rising to a hybrid pediment in which a swan's neck (par enroulement) supports a more traditional semicircular pediment above; these are flanked by balustrades with idiosyncratic decorative panels with tablets, scrolls and small stilted arcades which terminate at either

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end in short columns surmounted by urns draped in swags; and female mascarons fixed to the wing walls and parapets. The varied detailing between the c. 1900-1901 and c. 1918-19 construction programmes also adds interest and intrigue. Comparatively, as a semi-detached pair, the subject dwellings are unusual in the Carlton context, not least of all for the rendered detailing and the uncommon and possibly unique form and treatment of the parapets.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)*



## Statement of Significance: Pair of Dwellings, 133-135 Queensberry Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	133-135 Queensberry Street, Carlton	<b>PS ref no:</b>	HO91
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### What is significant?

The two storey, rendered masonry semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton constructed in 1902, is significant.

### How is it significant?

The two storey, rendered masonry semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton is of local historical significance, and of representative value.

### Why is it significant?

The two storey semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton, constructed in 1902 is of historical significance (Criterion A). While initially used as residences, and also as shops and dwellings, the premises have variously been used for commercial and residential purposes, although there is no evidence of shop-fronts ever having been constructed or introduced at ground floor level. The pair is part of a group of buildings, historically comprising two storey residences and shops, concentrated near the intersection of Cardigan and Queensberry streets, and constructed in stages between 1900 and 1904 by owner, Alice Mills. The subject pair, as with the broader group, replaced a suite of earlier and smaller timber buildings. This in turn followed a local pattern whereby the early rudimentary buildings of Carlton were replaced over time with more substantial masonry structures. The combination of residential and commercial uses within one building was also common, again emphasising an early and established local pattern.

The two storey semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton, is also of representative value (Criterion D). As a building, the subject pair is directly associated with, and representative of, a housing type which originated in England in the late eighteenth century and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs.

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Considered in the context of this development in Melbourne, 133-135 Queensberry Street stands as a later example of the semi-detached pair typology, but also as an unusual example in that it adopts a townhouse form with no verandah or front set back and entry directly from the street. The pair is distinguished by a high level of external intactness, and demonstrates a capable Italianate design. As it presents to the street, it is more or less unaltered from its original state apart from overpainting, and is notable for its reasonably lavish ornament to the rendered surfaces.

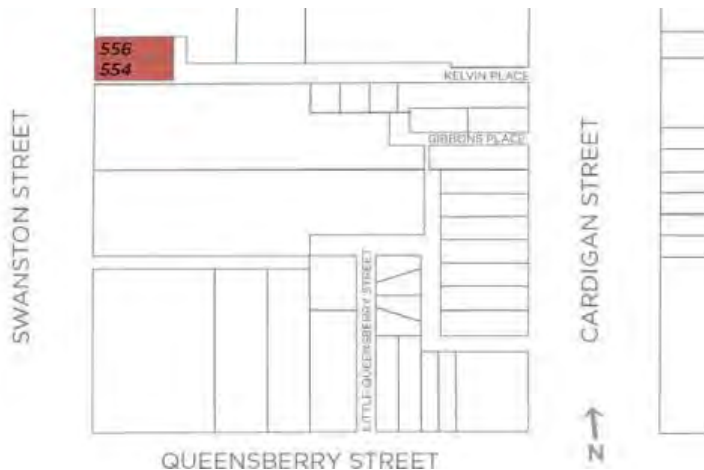
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*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2023)*

## Statement of Significance: Pair of Dwellings, 554-556 Swanston Street, ~~Carlton~~ (November, 2021) (April, 2023)

<b>Heritage Place:</b>	554-556 Swanston Street, Carlton	<b>PS ref no:</b>	HO113
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### What is significant?

The semi-detached pair of rendered masonry houses at 554-556 Swanston Street, Carlton, constructed in 1883, is significant.

### How is it significant?

The 1883 semi-detached pair of rendered masonry houses at 554-556 Swanston Street, Carlton, is of local historical and aesthetic significance.

### Why is it significant?

The semi-detached pair of houses at 554-556 Swanston Street, Carlton, is of historical significance (Criterion A). The building was constructed in 1883 for Mrs A Mills, in the early period of the Boom in Melbourne. While now somewhat isolated from similar buildings, the pair still evoke the historic character of Carlton streetscapes of the nineteenth century. As a semi-detached pair, the building is directly associated with a housing type which originated in England in the late eighteenth century, and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs. The subject building is also associated with noted and prolific architect and builder, Norman Hitchcock, who was particularly busy in Melbourne's inner northern suburbs during the 1880s.

The semi-detached pair of houses at 554-556 Swanston Street, is also of aesthetic significance (Criterion E). While a relatively straightforward, two-storey rendered masonry residential pair, with double-storey cast iron verandahs and elevated entrances behind original iron palisade fences on a bluestone plinth, the subject building gains additional interest for its rendered detail, being 'trademarks' of Hitchcock's designs.

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These details include mascarons at ground and first floor level to wing- and party-walls; the ornamented parapet with a balustraded form and a semi-circular pediment at its centre flanked by acorn devices; and wingwalls crowned by decorative urns.

### **Primary source**

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*Carlton Heritage Review (November, 2021 (Updated February, 2022))*

## Statement of Significance: Pair of Shops and Residences, 462-468 Swanston Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	462-468 Swanston Street, Carlton	<b>PS ref no:</b>	HO111
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### What is significant?

The two-storey, semi-detached pair of brick shops with dwellings above, constructed in two stages between 1899 and 1903, at 462-468 Swanston Street, Carlton is significant.

### How is it significant?

The two-storey, semi-detached pair of brick shops with dwellings above, at 462-468 Swanston Street, Carlton, is of local historical and aesthetic significance.

### Why is it significant?

The subject pair of two-storey brick shops with dwellings above, constructed in two stages between 1899 and 1903, is of historical significance (Criterion A). The pair were built for Coleman Liefman, with the Liefman family remaining in possession of the property for some 30 years, and operating a drapery and furniture warehouse throughout. While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its crossroads, in the nineteenth century, smaller retail centres developed around the suburb including along the main north-south and east-west streets such as Madeline (now Swanston) Street. The subject shops are demonstrative of this local pattern of development. They also provide evidence of an early twentieth century drapery, albeit these businesses generally operated from smaller shops which were not necessarily purpose-built. The grand size of subject building is somewhat unusual in this context, indicative of the dual uses of the Liefman's premises - drapery and furniture warehouse – and also of a level of ambition for, and confidence in, the business. The grand character of the shops carries through to the arcaded verandah to the residential component at first floor level. In addition, the substantial pair replaced earlier and smaller timber buildings, which followed another local pattern; as did the combination of residential and commercial uses within the one building.

The subject pair of two-storey brick shops with dwellings above, is also of aesthetic significance (Criterion E). While the (non-significant) modern development to the rear of the building is substantial and visible, the front portion, including the overall original form and detailing (save for the ground floor) retains its prominence and legibility. The building also demonstrably remains a building of some grandeur. The arcaded first floor is particularly distinguished, enhanced by elaborate Renaissance Revival details, arches with haunches and keystones expressed in render, brick pilasters rising to

MELBOURNE PLANNING SCHEME

Corinthian capitals beneath a decorated cornice supported on rendered consoles, and capped parapets with rendered balustrades and incorporating the owner's name, 'Liefman'.

**Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 **Updated January 2024**)*

## Statement of Significance: Pair of Shops and Residences, 508-512 Swanston Street, Carlton ~~(November, 2021)~~ ~~(April, 2023)~~

<b>Heritage Place:</b>	508-512 Swanston Street, Carlton	<b>PS ref no:</b>	HO112
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### What is significant?

The two shops at 508 and 510-512 Swanston Street, Carlton, constructed in 1873-4, are significant.

### How is it significant?

The shops at 508 and 510-512 Swanston Street, Carlton, are of historical and aesthetic significance, and of representative value.

### Why is it significant?

The two shops at 508 and 510-512 Swanston Street, Carlton, are of historical significance (Criterion A). The shops were constructed in 1873-4 for different owners, and are significant surviving early commercial/retail buildings in this area of Swanston Street (formerly Madeline Street) in the southern part of Carlton. The subject section of street developed from the 1850s with small buildings, including timber and brick shops, with small timber houses and shanties to the rear. The construction of the subject more substantial masonry shops followed the introduction to Carlton in 1872 of tighter building regulations, with the extension of the Building Act to cover the suburb. The newer buildings tended to replace the earlier and more modest timber shops, with the current building at 508 Swanston Street being demonstrative of this historical pattern in that it replaced a much smaller three-roomed timber building. The survival of these buildings therefore informs an understanding of historic commercial development in Carlton, including to the main streets where they provide ongoing evidence of long-standing retail activity. The retention of the commercial/retail use for the shops' 140 years of history is also of note, demonstrating the longevity and importance to the suburb, of these early historic land uses.

The two shops at 508 and 510-512 Swanston Street, Carlton, are of aesthetic significance (Criterion E). The building at 512 Swanston Street is finely detailed and relatively ornate at first floor level. Its Renaissance Revival elements include arch-headed windows with stylised Corinthian pilasters to reveals; wingwall pilasters extending above the verandah to parapet level; and upended classical consoles supporting the parapet cornice. By comparison, 508 Swanston Street is more simply detailed, but nonetheless consistent with its early 1870s date.

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The two shops at 508 and 510-512 Swanston Street are also representative of the more substantial masonry shops with premises which were constructed in Carlton from the 1870s (Criterion D). They display the typical characteristics of many of these nineteenth century retail and commercial buildings in the suburb, being of two storeys, of rendered masonry, with no setbacks, and retaining intact first floor (and upper level) facades and parapets. The ground floor facades/shopfronts have been modified, and the original verandahs replaced by awnings, but again this is a commonplace outcome for these buildings.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2022)*



## Statement of Significance: Postmodern Terrace Row 129-135, 137 and 139-141 Canning Street, Carlton (November, 2021-April 2023)

<b>Heritage Place:</b>	Postmodern Terrace Row	<b>PS ref no:</b>	HO1396
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### What is significant?

The **residential terrace row Postmodern Terrace Row** of five dwellings, at 129-139 Canning Street, Carlton, and constructed in 1982-4 to a design by architects Denton Corker Marshall, is significant.

### How is it significant?

The **residential terrace row Postmodern Terrace Row** at 129-139 Canning Street, Carlton, is of local significance for its representative value and for its rarity.

### Why is it significant?

The **residential Postmodern** terrace row of five dwellings, at 129-139 Canning Street, Carlton was constructed in 1982-4 to a design by architects Denton Corker Marshall (DCM), and is significant as a representative example of the Post Modern Classicism style (Criterion D). The construction of the four terraces, and the alteration of the façade to the existing dwelling at 139 Canning Street, was undertaken by DCM for A & M Martino Holdings. The row (or 'rowhouses' as designated by the architects) was designed during the high point of the Post Modern Classicism architectural style, in the early to mid-1980s. While an early DCM development, it was however not a style that the practice generally pursued for their later and much awarded work. Nevertheless, at the time, the design of the row incorporated the bold shapes, forms and voids, especially in the façade composition, that were being used and promoted by celebrated international Post Modern Classicists such as American architect, Michael Graves.

The **row Postmodern Terrace Row** is distinguished by a common rendered brick façade structure which has both contrasting elevation treatments and uniform elements. The latter include parapets with semi-circular forms, recessed ground floor entries and verandahs, windows with stepped lintels, lattice work to balustrades and other elements; and to the front of the row, an undulating rendered masonry front fence bordering largely uniform small gardens. No. 129 differs with its prominent corner tower to the Canning and Pitt streets intersection. While at a local level, the Canning Street row responded to the terrace house typology so common in Carlton, it did so in a composition which displayed international influences. More broadly, the building is also significant for being reflective of the built form changes in Carlton in the later twentieth century, including the 1980s, when

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contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

The subject terrace row is additionally a relatively rare and well preserved example of a residential terrace row in Melbourne in the Post Modern Classicism style (Criterion B).

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)*

## Statement of Significance: Residential Terrace Row, 18-22 Cardigan Street, Carlton (November, 2021) (April, 2023)

<b>Heritage Place:</b>	18-22 Cardigan Street Carlton	<b>PS ref no:</b>	HO35
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### What is significant?

HO35, being the terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, which dates from 1874, is significant. The individual properties are contributory, reflecting their relatively simple form and detailing in the Carlton context.

### How is it significant?

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, is of local historical significance and representative value to the City of Melbourne.

### Why is it significant?

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, built in 1874 for owner, William Coulson, is of historical significance (Criterion A). Its construction in the 1870s is demonstrative of this phase of development in the suburb in the pre-Boom era; and its survival as a substantially intact row informs an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation in Melbourne on the fringe of the city.

HO35, being the terrace row is also of representative value (Criterion D). While unremarkable in terms of design, it is representative of the rows constructed in the years prior to the boom and in some cases in the period afterwards; it also retains its substantial external intactness which, for a terrace of the 1870s, is of note. Its relatively simple form and detailing is typical of pre-Boom terraces; and the integrity of the building remains good. It is distinguished by the transverse gable-ended roof shared by the three dwellings, with prominent chimneys to the roof ridge; cast iron lacework friezes and balustrading; simple brackets and lion's head masques to the wingwalls and orbs to the parapet; and the cast iron palisade front fences on bluestone bases with original gates. Its early character and role within the street also remain legible, evoking a time when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row was a distinctive vernacular building type across suburban Melbourne.

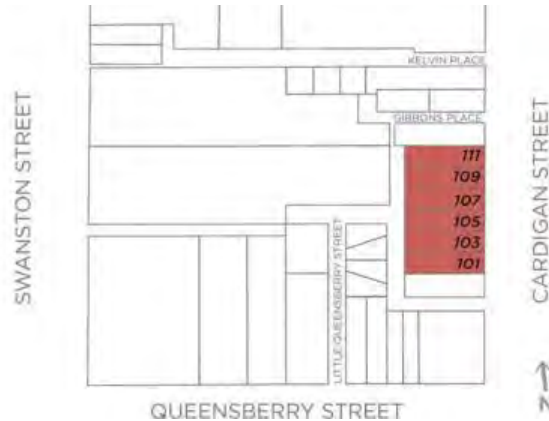
## Primary source

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)*

## Statement of Significance: Residential Terrace Row, 101-111 Cardigan Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	101-111 Cardigan Street, Carlton	<b>PS ref no:</b>	HO30
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### What is significant?

The terrace row of six attached, two-storey Victorian dwellings at 101-111 Cardigan Street, Carlton, which dates from 1857-8, with 1890s works, is significant.

### How is it significant?

The terrace row at 101-111 Cardigan Street, Carlton, is of local historical (including rarity) and aesthetic significance.

### Why is it significant?

The terrace row at 101-111 Cardigan Street, Carlton, built in stages in 1857-8 for owner, Patrick Costello, and later remodelled, is of historical significance (Criterion A) The row is associated with Costello who, after arriving from Ireland in 1841, had a colourful career in nineteenth century Melbourne being, respectively, a building contractor, hotel licensee, property developer, Melbourne City councillor, member of the Victorian Legislative Assembly, convicted criminal, bankrupt, and recovering in the late century to become a North Melbourne City Councillor. His great-great grandson is former Federal treasurer, Peter Costello. The terrace row is also significant for demonstrating the translation to Melbourne of the traditional 'two-up/two-down' terrace, as introduced to London in the 1630s and becoming a trademark of Georgian architecture through the eighteenth century. The row's construction in the 1850s is additionally associated with the very earliest phase of development in Carlton and is a rare remnant of the early terrace type which developed in response to the pressure for accommodation on the fringe of the city (Criterion B). That pressure was particularly strong in 1850s Melbourne, with a booming Gold Rush population.

The terrace row is also of aesthetic significance (Criterion E). While originally constructed of face brick with rendered detailing, and austere Georgian facades to Cardigan Street with simple punched openings for doors and windows, a remodelling of the group in the 1890s transformed its appearance, particularly that of the central pair. This included rendering over the entire group and, unusually and rarely, altering the two central dwellings to present as a more elaborately detailed Renaissance Revival centrepiece to the Georgian row.

The terrace survives in a state of high integrity to its c. 1890s state but continues, also, to illustrate its very early origins. The southern and northern ends of the row still demonstrate an architectural expression which disappeared during the 1880s Boom. Conversely, the remodelled facades of the central pair illustrate the changes in architectural thought and fashion occurring through the 1880s. Consequently, the terrace row survives as an unusual but instructive group. It informs both an understanding of the development of this area of Carlton in the 1850s, while also illustrating the rapidly evolving tastes of late Victorian Melbourne.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen. 2021 (Updated February 2024))*

# Statement of Significance: Residential Terrace Row, 676-682 Swanston Street, Carlton (~~November, 2021~~ April, 2023)

<b>Heritage Place:</b>	676-682 Swanston Street, Carlton	<b>PS ref no:</b>	HO116
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## What is significant?

**676-682 Swanston Street, comprising:** The two, semi-detached pairs of buildings at nos 676-678 and 680-682 Swanston Street, Carlton, constructed in c.1876 and c.1872 respectively, are significant.

Within this group:

- The pair at nos. 676 Swanston Street and 678 Swanston Street is contributory.
- The pair at nos. 680-682 Swanston Street is contributory.

## How is it significant?

**676-682 Swanston Street, comprising:** The two, semi-detached pairs of buildings at nos 676-678 and 680-682 Swanston Street, Carlton, constructed in c.1876 and c.1872, are of local historical and aesthetic significance.

## Why is it significant?

The buildings at 676-678 and 680-682 Swanston Street, Carlton, constructed in c.1876 and c.1872 respectively, being semi-detached pairs, are of historical significance (Criterion A). Stonemason Richard Bool was the owner of the earlier pair at 680 and 682 Swanston Street, and the builder of the later pair at 676 and 678 Swanston Street, for owner, Charles Roy. Their construction in the 1870s is demonstrative of this phase of development, including semi-detached pairs, in the suburb in the pre-Boom era; and their survival informs an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation in Melbourne on the fringe of the city. The buildings' gradual conversion to commercial use from the late 1930s is not uncommon for early residences in this part of Carlton, and reflective of changing land uses in this area in the twentieth century.

The semi-detached pairs are also of aesthetic significance (Criterion E). While the earlier building at 680-682 Swanston Street has been altered, it retains its overall original form and Italianate details such as double height verandahs set between wingwalls, with original cast iron lacework friezes and brackets at each level; and decorative detailing such as elaborate pilasters to wingwalls and urns and acorns to gable ends. The simple gabled presentation to Grattan Street, as evident in historical images, also survives although extended. The later pair at 676-678 Swanston Street also retain double-height verandahs set between wingwalls and is distinguished from 680-682 Swanston Street

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by the prominent shared parapet with central circular pediment flanked by scrolls. Of the pair, no 676 survives largely intact to its early state with original wrought iron and timber elements to the verandah, and original door and window joinery at ground and first floor levels including unusual rendered architraves to openings. Both pairs also retain sufficient of their early character and role within the street to evoke a time when terrace rows proliferated through Melbourne's inner north and the terrace row was a distinctive vernacular building type across suburban Melbourne.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 (Updated February 2024))*



## Statement of Significance: RMIT Buildings 51, 56 and 57, 80-89 Victoria Street and 33-89 Lygon Street, Carlton (November, 2021 February, 2023)

Heritage Place:	RMIT Buildings 51,56 and 57	PS ref no:	HO1398
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### What is significant?

The three RMIT buildings RMIT Buildings 51, 56, and 57, located in a complex of RMIT (Royal Melbourne Institute of Technology) buildings in the south of Carlton, are significant. The subject buildings are:

- Building 51 at 80-92 Victoria Street (1971-1972)
- Building 56 at 33-89 Lygon Street also known as 115 Queensberry Street (1976-87, 1974)
- Building 57 at 33-89 Lygon Street also known as 53 Lygon Street (1983-88, 1982)

### How is it significant?

RMIT Buildings 51, 56 and 57, located in a block bounded by Queensberry, Lygon, Victoria and Cardigan streets, Carlton, are of local historical and aesthetic significance.

### Why is it significant?

Royal Melbourne Institute of Technology (RMIT) RMIT Buildings 51, 56 and 57 are of historical significance (Criterion A) for their association with and ability to demonstrate the significant expansion of RMIT into Carlton from 1971. The buildings were constructed between 1972 and 1983 to designs by the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. The practice had earlier, in 1971, prepared a master plan for RMIT's expansion into Carlton, at a time when the institute was experiencing significant growth in student numbers and course offerings and Buildings 51, 56 and 57.

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is significant in demonstrating the partial implementation of that master plan. RMIT embarked on its Carlton building plan in earnest from 1970, after the Victorian government set aside properties for the institute's development at the southern end of the suburb. The block in which the subject buildings are located was situated immediately to the north of the city campus, and also in close proximity to Trades Hall with which the institute, originally the Working Men's College founded in 1887, had long had an association.

RMIT Buildings 51, 56 and 57 are also of aesthetic significance (Criterion E). The architects, Demaine, are a highly regarded Melbourne-based architectural practice, with a comprehensive and diverse portfolio of work including hospital, institutional, corporate and educational projects. Although their master plan for the Carlton campus was never fully realised, the three subject buildings, and their tertiary uses, were largely anticipated in the plan. This included their substantial footprints and overall massing, and notably their distinctive and monumental brick service shafts to the rear elevations. Aesthetically, the three buildings form a largely cohesive group, unified in the use of large-scale (monumental) red brick volumes; huge expanses of plain redbrick walling; recessed vertical window bays or, alternatively in the earlier building, regular arrangements of concrete window grilles; concrete detailing often expressed as a rough pebble-textured finish; and the striking service shafts with their corbelled forms.

While they are of a group, the three buildings are also individually distinguished, with each demonstrating different architectural references and specific influences, including some Brutalist influences. Building 51 shares commonalities with other Demaine tertiary buildings of the general period, including the rough surfaced pebble-textured window panels bracketed between brick end walls and service towers; and the 'cellular' form of the window grilles which recalls Le Corbusier's earlier work. Building 56 on its north façade employs a thick red brick rectangular frame, reflective of the 'solidity' which marked Demaine projects from the 1960s onwards, which was in turn a reaction to the earlier predominance of curtain walling. Building 56 is also distinguished by its incorporation of a basement level and lightwell to the north side, which is largely concealed from Queensberry Street; and by its innovative continuous window framing system. Building 57 is the more overtly Brutalist of the three, seen in the angled ('jagged') form of the east façade to Lygon Street, and its sudden central break which reveals a 'scooped' vertical window bay. The tiered concrete form and concrete entrance ramp of the south elevation also draw strongly on Brutalist influences.

More broadly, the buildings are of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb. The three buildings are also significant as large and robust forms, which dominate their contexts, and draw attention to RMIT's presence in this area of Carlton.

### Primary source

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)*

# Statement of Significance: RMIT Building 71, 33-89 Lygon Street, Carlton ~~(November, 2021)~~ (also known as 42-48 Cardigan Street, Carlton) (February 2023)

<b>Heritage Place:</b>	RMIT Building 71 <del>33-39</del> Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton)	<b>PS ref no:</b>	HO1393
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## What is significant?

The property RMIT Building 71 at 33-89 Lygon Street (Building 71), Carlton (also known as 42-48 Cardigan Street, Carlton), constructed in c.1938, is significant.

## How is it significant?

The property RMIT Building 71 at 33-89 Lygon Street (Building 71), Carlton, (also known as 42-48 Cardigan Street, Carlton) constructed in c.1938, is of local historical and aesthetic significance.

## Why is it significant?

The property RMIT Building 71 at 33-89 Lygon Street (Building 71), Carlton, (also known as 42-48 Cardigan Street, Carlton) a c.1938 three-storey former commercial/manufacturing building, is of historical significance (Criterion A). The building was designed by architects, Alder & Lacey, for textile manufacturers Davies Coop. It is associated with the historical interwar period, and pattern of development in Carlton whereby, particularly in the west and south-west of the suburb, nineteenth century buildings were being demolished and replaced with larger commercial and warehouse buildings. Davies Coop, in doubling the capacity of their spinning and weaving mills operation in Lygon Street, consolidated their landholdings to the west in the large block between Queensberry, Earl, Lygon and Cardigan streets; they also undertook an extensive building programme, which included the subject building. Of note, from the 1960s, the Royal Melbourne Institute of Technology (RMIT) began expanding north from its city campus and acquiring buildings in Carlton. RMIT eventually moved into the block developed by Davies Coop, and into some of the same buildings including the subject building, which was acquired by the Minister of Education in 1980.

The late interwar building at 33-89 Lygon Street (Building 71), Carlton RMIT Building 71 is also of aesthetic significance (Criterion E). While other substantial interwar commercial/manufacturing buildings were built in Carlton, in comparative terms few share the same architectural distinction, in this case Moderne styling, and retain their overall original principal presentation. The other buildings

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MELBOURNE PLANNING SCHEME

are generally of utilitarian warehouse character, and/or have been substantially modified. The Moderne design of the subject building is reflected in the high and simply detailed parapet, horizontal bands of large regular steel-framed windows, and the formal entrance and stair bay to the south end of the façade with its strong vertical tower emphasis and fluting or ribbon detailing in sharp relief. The south bay also reinforces the asymmetrical façade composition, another Moderne approach. In contrast to the formality of the south end, the north end of the façade retains a double-height vehicle entrance bay with steel roller door, demonstrative of the other aspect of the original use of the building, which was part of Davies Coop's warehouse and manufacturing operations.

**Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2021)*

## Statement of Significance: RMIT Building 94, 23-37 Cardigan Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	RMIT Building 94	<b>PS ref no:</b>	HO1390
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### What is significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, constructed in 1994-6, is significant.

### How is it significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, is of local aesthetic significance.

### Why is it significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, is of aesthetic significance (Criterion E). The building was designed by architect Allan Powell in association with Pels Innes Nielson Kosloff, and was constructed in 1994- 96 to accommodate RMIT's School of Design. It was one of the first wave of new and architecturally distinguished buildings commissioned by the (then) Dean of Architecture at RMIT, Leon Van Schaik. The Dean, in the early 1990s, was influential in the appointment of architects for new buildings at RMIT, and particularly championed progressive architects whose projects, and award-winning buildings, helped to transform the institute's campuses. Building 94 was one such building, winning the Royal Australian Institute of Architects Victorian Chapter Merit Award in the Institutional Buildings (New) category in 1996.

The building is significant for its compositionally diverse façade, and for Powell's skilful use of striking materials and colour and deft treatment of the four principal masses of the building which front Cardigan Street. The latter include the 'hovering' mosaic tiled forms, separated by the intersecting stair which rises up into the building; the bold blue-green cube at the southern end, elegantly poised on a single cylindrical column; the angling northern bay, supported by tilted black glass columns; and the blue-green glass main horizontal volume bisected by long strip windows and concrete sun visors. Powell's fondness for mass, colour and shadow is clearly on display in Building 94, a project which allowed the architect to explore these interests at a large scale.

More broadly, the building is also of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

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## Primary source

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)*

## Statement of Significance: Royal Terrace, 272-278 Faraday Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	Royal Terrace	<b>PS ref no:</b>	HO56
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### What is significant?

Royal Terrace at 272-278 Faraday Street, Carlton, comprising a row of four, two-storey dwellings constructed in 1875, is significant.

### How is it significant?

Royal Terrace at 272-278 Faraday Street, Carlton, is of local historical and aesthetic significance.

### Why is it significant?

The brick terrace row at 272-278 Faraday Street is of historical significance (Criterion A). The row was constructed in 1875 for owners Gledhill & Co, estate agents, and represented a terrace row development on a somewhat grander scale. The naming of the row as Royal Terrace, and their description in 1876 as seven roomed brick houses emphasises this, as does their prominent form and parapets, and presentation to Faraday Street. Historically, their mid-1870s date also places them within the period of development which is still comparatively early in Carlton, and they remain as significant evidence of nineteenth century residential development in this western section of Faraday Street.

The brick terrace row at 272-278 Faraday Street is also of aesthetic significance (Criterion E). While the works undertaken in 1976 diminished this significance to some extent, the buildings still demonstrably form a row of somewhat grander terraces. The uniform appearance, reinforced through the long-term single (University) ownership, is also of some note and enhances this aspect of significance. The early appearance of the group remains legible, and the former dwellings continue to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north, and the terrace row became a distinctive vernacular building type.

### Primary source

*Carlton Heritage Review (Lovell Chen, 2021, Updated February 2023)*



## Statement of Significance: Russell Terrace, 68-72 Victoria Street, Carlton (~~November, 2021~~ April, 2023)

<b>Heritage Place:</b>	Russell Terrace	<b>PS ref no:</b>	HO118
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### What is significant?

The terrace row at 68-72 Victoria Street, Carlton, originally a residential row of three attached dwellings known as Russell Terrace and constructed in c. 1871 for owner George Sobee, is significant.

### How is it significant?

~~Russell Terrace, comprising 7~~ The terrace row at 68-72 Victoria Street, Carlton, is of local historical significance and representative value.

### Why is it significant?

The terrace row at 68-72 Victoria Street, Carlton, originally a row of three attached dwellings known as Russell Terrace, and constructed in c. 1871 for George Sobee, is of historical significance (Criterion A). It displays a simply detailed and modest scale and form which is characteristic of early historic development in Carlton. The site, located in a section of Victoria Street which featured hotels to the west and east (of 1869 and 1871 respectively) is typical of historical mixed use development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often located in proximity. The survival of the row also informs an understanding of historic development on this southern edge of Carlton, opposite the CBD; and is a remnant of the early terrace type which developed in response to the pressure for accommodation in Melbourne on the fringe of the city. The terrace row continued to be residential through most of the twentieth century, before being converted to shops in the 1970s, reflective of changing land uses in this area of Carlton.

~~The terrace row, Russell Terrace,~~ is also of representative value (Criterion D). While devoid of flamboyant ornament and little in the way of architectural adornment, its austere expression and form are representative of its early construction date. Even with overpainting of the individual tenancies, the simple expression and unity of the group remains reflective and legible of early, pre-Boom, architectural practice in Carlton. The building remains substantially intact at the upper level, with elements of note including the simple dentilated cornice to the top, with brackets at either end and the name 'Russell Terrace' incorporated into a panel below; and the paired original window openings with

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original details, that establish a unifying rhythm across the group. The building's original bluestone plinth also remains visible. In conjunction with other terrace rows in this general locale, the row at 68-72 Victoria Street continues to demonstrate the evolution of the terrace row as it became a distinctive vernacular building type across suburban Melbourne. It is also one of a relatively small proportion which remain as examples of this historic building stock - particularly those pre-dating the 1880s Boom – with generally intact examples of the typology being relatively uncommon.

### **Primary source**

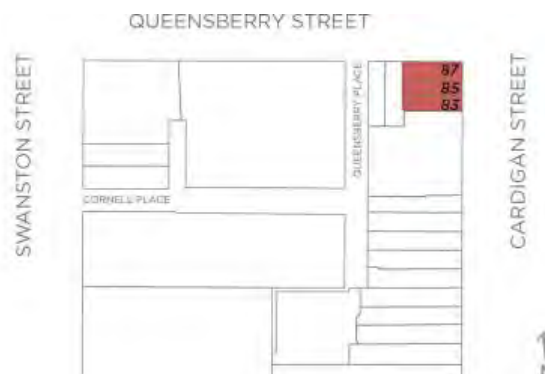
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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)*



## Statement of Significance: Shops and Residences, 83-87 Cardigan Street, Carlton ~~(November, 2021)~~ (April, 2023)

<b>Heritage Place:</b>	83-87 Cardigan Street, Carlton	<b>PS ref no:</b>	HO29
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### What is significant?

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are significant.

### How is it significant?

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are of local historical and aesthetic significance.

### Why is it significant?

The shops and residences at 83-87 Cardigan Street, Carlton, are of historical significance (Criterion A). The group of buildings, historically comprising residences and shops concentrated to the intersection of Cardigan and Queensberry streets, was constructed in stages between 1900 and 1904 by Alice Mills. The group replaced a suite of earlier and smaller timber buildings, following a local pattern whereby the early rudimentary buildings of Carlton were replaced over time with more substantial masonry structures. The incorporation of residences into the commercial/retail buildings was also common, again emphasising an early and established local pattern. Notably, this combination of residential and commercial uses has continued within the group through to the present. The location of the group, at the corner of Cardigan and Queensberry streets, is also reflective of the historical situation whereby a number of smaller retail centres developed around Carlton in the nineteenth century, and were not just concentrated in Lygon Street and its crossroads. This was typical of nineteenth century urban development, with small collections of shops servicing their immediate areas.

The rendered masonry shops and residences at 83-87 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). Architecturally, the group has a simple form and expression, and limited detailing, drawing inspiration from simple buildings constructed before the Boom of the 1880s. Nevertheless, the staged construction achieved a consistent style and a high degree of visual uniformity, with the buildings reading as a coherent group with a 'completed' appearance. Of interest is the central semi-circular pediment incorporating the '1900' construction date for the earliest building in the group, at no. 83 Cardigan Street. The slightly later corner building repeated the semi-circular pediment device, although no date in raised lettering survives, if in fact it was included. The group is

also noted for its approach to the prominent corner location, with the splayed entrance another element of the design which harked back to earlier times in Carlton.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 [Updated February 2024](#))*

## Statement of Significance: ~~Terrace Row, George's Terrace and (Clare House) Terrace Row, 51-71 Cardigan Street, Carlton (November, 2021)~~ ~~(April, 2023)~~

<p>Heritage Place: <del>George's Terrace (Clare House) Terrace Row, George's Terrace and Clare House</del></p>	<p>PS ref no: HO27</p>
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### What is significant?

~~The terrace rows and dwellings Terrace Row, George's Terrace and Clare House, the terrace rows and dwellings at~~ at nos 51-57 Cardigan Street and nos 59-~~65-69~~ Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are significant.

### How is it significant?

~~The terrace rows at Terrace Row, George's Terrace and Clare House at~~ nos 51-57 Cardigan Street and nos 59-~~65-69~~ Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, are of local historical and aesthetic significance.

### Why is it significant?

~~Terrace Row, George's Terrace and Clare House The terrace rows, dwellings and house~~ at 51-71 Cardigan Street, Carlton, are of historical significance (Criterion A). The buildings were variously constructed in the mid-1880s through to the early 1900s. As such they demonstrate aspects of terrace house and residential development in Carlton from the affluent Boom period, through the more subdued 1890s and into the early twentieth century. They also speak to the ongoing popularity of the suburb in this historic period, and its continued development and evolution. The earliest of the buildings is the 1886 Clare House, built for owner James Coughlin; it is also the only building of the group to be constructed before the mid-1890s. This lapse in localised building activity is demonstrative of a wider economic downturn which affected Melbourne, and indeed Victoria, in the early 1890s and following the heady 1880s Boom. The four terrace houses at 51-57 Cardigan Street were built in two stages, with a single dwelling at no. 51 completed in 1897-98 and the three additional terraces in 1900. Again, within this historic row, the stop-start building activity of the 1890s

is writ large. The last to be built in 1906 was George's Terrace at 59-65-71 Cardigan Street, for George and Robert levers, sons of local identity, real estate agent and City of Melbourne councillor William levers. George was also a prominent local, who too became a Melbourne City Councillor.

**Terrace Row, George's Terrace and Clara House** The terrace rows, dwellings and house at 51-71 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). The group is unusual within the study area in comprising two rows of substantially externally intact terrace housing and a single detached dwelling which are buildings of individual note, illustrate the architectural variety of historic Carlton and collectively form a substantially intact remnant streetscape, with a strong and complementary streetscape presence. The dwellings variously retain Italianate detailing; prominent parapets with pediments; cast iron verandahs and lacework; a double-arcaded composition supported by elaborate decoration; and original iron palisade fences, all of which are representative of developments of this type. The dwellings are also distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they nevertheless evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne.

### **Primary source**

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*Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)*

## Statement of Significance: Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne (November, 2021–April, 2023)

<b>Heritage Place:</b>	Punt Road Oval (Richmond Cricket Ground)	<b>PS ref no:</b>	HO1400
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### What is significant?

The Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, which was cleared, levelled and fenced in 1856 and used for the first time as a **cricket-sporting** ground in November 1856, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- the oval **the fabric and the specific configuration of the oval are not of significance**
- **informal** grassed embankments on the south and east sides and at the southeast corner of the ground **the fabric and specific configuration of the grassed embankments is not of significance**
- ~~the restriction of built form to the west and north boundaries of the ground~~
- ~~views into the ground from the public domain, including from Punt Road (at pedestrian and street level) and from Richmond Station and the railway line open sides to the ground and transparent perimeter fencing on the east (Punt Road) and south (Brunton Avenue and railway line) boundaries~~
- the landmark qualities of Punt Road Oval **Richmond Cricket Ground) as a whole**
- the Jack Dyer Stand (1913–14) and 1927 west wing addition.

Elements that contribute to the significance of the Jack Dyer Stand include (but are not limited to):

- the building's original curved plan form, materials and detailing, built to the design of architects Thomas Watts & Son
- the 1927 west wing addition built to the design of architect Frank Stapley
- the building's relatively high integrity to its early design to all elevations
- the hip and gabled roof form

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- the pattern and size of original fenestration
- slender cast iron and timber columns, decorative timber brackets and timber fretwork frieze, gable and details, and vents, and other decorative details.

More recent buildings, including the administration building, the David Mandie Building, and the remnant red brick building, are not significant. The fabric of the scoreboard and recent landscaping such as the cyclone wire fencing and gates around the perimeter of the ground, the pipe rail fencing around the oval, and the northeast corner wall and the Spotted Gum in the southeast corner of the ground are not significant.

More recent alterations and additions to the Jack Dyer Stand, including changes at podium level, modern external stairs, new openings in the curved north elevation, and commentary box within the stadium seating area are not significant.

### How is it significant?

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Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, is of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne.

### Why is it significant?

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The Punt Road Oval, occupying the Traditional Country of the Wurundjeri Woiwurrung people of the East Kulin Nation, is of historical significance as part of the former Richmond Paddock (Yarra Park), which was used as an East Kulin living area, *ngarrga* and ceremonial ground, both prior to the British colonisation of Port Phillip and during the early settlement period in the 1830s and 1840s. It was used as a *ngarrga* and ceremonial ground in the 1840s. (Criterion A)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) that was set aside in 1837, is of historical significance for its use for the policing and administrative purposes of the colonial government of the Port Phillip District. From 1837, the wider area was used by Police Magistrate William Lonsdale, by the Mounted Police and the Native Police, and by officers of the Port Phillip Aboriginal Protectorate. (Criterion A)

The Punt Road Oval is of historical significance as an early cricket ground in Melbourne that was established in 1853 and used by the Richmond Cricket Club from 1856. It was used as a cricket ground for over 150 years until 1968 and was the venue for significant events including interstate matches and as a training ground for the Aboriginal Cricket Team in 1867–68. (Criterion A)

The Punt Road Oval, established as the Richmond Cricket Ground in 1853, is of historical significance for its use as an early football ground from 1860 and its association with the early Richmond football team from that time, and for its earlier role in the development of the code of Australian Rules football in 1858; as the home ground for the present Richmond Football Club from 1885 to 1964 and for its use (up until the present time) as the club's training ground and administrative centre. The development of the ground from 1907 when the club was accepted into the Victorian Football League, and through the early and mid-twentieth century, reflects the significant growth in membership of the Richmond Football Club over this time and the growing spectator base for Richmond home games. This period saw the construction of a large Edwardian grandstand in 1913–14 (named the Jack Dyer Stand in 1998), built to a design by architects Thomas Watts & Son and extended in 1927 to a design by architect Frank Stapley; a second grandstand, the Members Stand (later named the EM King Stand), erected in 1937–38 and since demolished; and other changes to the ground over time. (Criterion A)

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The brick Edwardian-era Jack Dyer Stand is of representative significance as an example of the larger and more elaborate football stands that emerged in the late nineteenth century and early twentieth century. It retains key distinguishing features of its original 1913 design by Thomas Watts & Son and the matching 1927 extension designed by architect Frank Stapley. The stand is distinguished from the earliest known grandstand designed by Thomas Watts which is at Maryborough (1895) by its curved plan. The curved plan form is not typical for grandstands of this era. An earlier example is the 1909 Ald Gardiner Stand, Princes Park. (Criterion D)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) set aside in 1837, is of social significance for its important associations with the Aboriginal history of Melbourne; this includes being part of the wider Richmond Paddock that was a traditional East Kulin living area, and *ngarrga* and ceremonial ground that continued to be used as such into the 1840s, and being occupied by the Native Police Corps as a site for police training and police barracks. The Punt Road Oval, formerly the Richmond Cricket Ground, is also significant for its use as a training venue in 1867–68 for the Aboriginal Cricket Team made up of men from different parts of Victoria, and its current use as a training centre for Indigenous youth. (Criterion G)

The Punt Road Oval is of social significance for its long association with the Richmond Football Club, which used the oval as its home ground from 1884 until 1965; for its use by Richmond Football Club as a training ground and administrative centre from 1965 until the present day; and for its association with earlier Richmond football teams that also used the ground from 1860. The community for whom the place is significant includes members and supporters of the Richmond Football Club; past and present players, coaches and staff of the Richmond Football Club **residents of Richmond; and Melburnians more broadly**. This community has had a strong attachment to the place for over 130 years. This attachment is strengthened by the strong and distinctive community identity of Richmond though much of the twentieth century. This was heavily anchored in local working-class politics that promoted fierce loyalty and physical toughness, which translated easily to football—for many Richmond supporters, ‘Tigerland’ is another name for Richmond. The social significance of the place as the former home ground of the Richmond Football Club resonates in the continued use of the ground for training; as the site of post-grand final premiership celebrations; and its powerful symbolic meaning to Richmond residents and followers of the Richmond football team who regard the ground as the spiritual home of the club. Its resonance is strengthened by the ground’s presence and visibility **in the urban landscape, visually prominent in view**, from major transport corridors (Punt Road, Brunton Avenue, the multi-track railway line and Richmond Railway Station) and within Yarra Park, making it a prominent landmark in the local area **for residents of Richmond and Melburnians more generally**. The Richmond Cricket Ground is also of potential social significance to players, coaches and other staff, members and supporters of the Richmond Cricket Club, which was based at the ground for over 150 years—from 1854 until relocating to Waverley Park in 2011. (Criteria E and G)

The Punt Road Oval is of significance for its association with champion Richmond footballer John (‘Jack’) Raymond Dyer (1913–2003). Nicknamed Captain Blood, Dyer was captain-coach of Richmond in the 1930s and 1940s and one of the greats of the game, recognised for his strategic play, fine marking and straight kicking. He was selected numerous times for the Victorian team and was inducted into the Australian Football Hall of Fame. A bronze statue of Dyer was erected outside the ground in 2003 and the 1913–14 grandstand was named in his honour in 1998. (Criterion H)

**The Punt Road Oval is of significance for its association with Thomas Wentworth Wills (1835–1880), first-class cricketer and co-founder of Australian Rules football. Wills was a member of the Richmond Cricket Club and one of its leading players in the 1850s and 1860s; he was also selected for intercolonial matches. In 1858–59 he was a co-founder of a new code of football suitable for conditions in the Colony of Victoria. Initially known as Melbourne rules football and later as ‘Australian rules’, this was the first game of football in the world to be formally codified. (Criterion H)**

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## Primary source

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*Punt Road Oval (Richmond Cricket Ground) Heritage Review* (Context SML, October 2021), updated February 2023



Changes made to C405 in response to Panel recommendations, and all supplementary changes, are shown as track changes highlighted **green**



# Melbourne Planning Scheme

## Incorporated Document

Heritage Precincts Statements of Significance **February 2020**  
**April 2023**

**This document is an incorporated document in the Melbourne Planning Scheme  
pursuant to Section 6(2) (j) of the Planning and Environment Act 1987**

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## Precincts within the Capital City Zone

### 1.0 Bank Place

#### 1.1 Statement of Significance

The character of the intimate space within Bank Place is created by the architectural variety of the comparatively small, individual buildings that enclose it. They vary in style from the English domestic of the Mitre Tavern (1865), through to the Victorian facades of Stalbridge Chambers and the romanesque revival of Nahun Barnett's Bank Houses. The Savage Club, 12 Bank Place, was erected as a townhouse in the 1880s and is now on the Victorian Heritage Register. With its narrow entrances, flanked at the northern end by the impressive and ornately detailed Stalbridge Chambers on one side and on the other by a significant row of two-storey shops, representing the oldest legal offices in what was once Chancery Lane, it provides a pleasant and intimate space in the heart of the City. The area extends across Little Collins Street to include the Normanby Chambers, another sophisticated facade featuring Italian and English Renaissance design, another office long associated with the legal fraternity, and forming an architectural focus for Bank Place.

#### 1.2 Key Attributes

- The intimate scale and character of Bank Place, as well as its strong social and traditionally pedestrian role.
- Architecturally interesting building facades and detailing throughout.

### 2.0 Bourke Hill precinct

#### 2.1 What is Significant

The Bourke Hill Precinct, located in the north east of the CBD, comprises Spring, Little Bourke, Bourke, Little Collins and Exhibition Streets and the network of laneways between the major streets. It contains a range of buildings that predominantly date from the nineteenth century, with a number of significant buildings dating from the early twentieth century through to the Postwar period. The precinct contains a number of landmark buildings.

Elements which contribute to the significance of the precinct include (but are NOT limited to):

- All buildings and land identified as significant and / or contributory;
- The regularity of the Hoddle Grid;
- The hierarchy and network of streets, lanes and alleyways;
- The early street materials including bluestone pitchers, kerbs and gutters;
- The distinctive character between the streets and lanes notably: the change in scale, visual contribution of the side and rear elements of the significant built forms, and cohesive materials;
- The character of various laneways, formed by the heritage buildings that face onto them, along with the side and rear walls of buildings that face into the main streets;
- The side elevations, rear elevations, roof forms (including chimneys) and rear walls, etc. that are visible throughout the precinct due to the particular configuration of laneway development in combination with the regular layout of main and sub-streets;
- The pre-1875 (pre land boom) buildings, as a rare collection of early buildings;

- The diverse architectural expression linking the key periods of Melbourne's development (from pre gold rush to the Postwar period), seen throughout the precinct;
- Evidence of layering through the application of later change and the influence of various cultures, seen throughout the precinct;
- The low scale of the buildings to Bourke Street and the precinct as a whole;
- Narrow frontages to Bourke Street;
- Cohesive massing and use of materials present on Bourke Street;
- The continuing presence of a retail, restaurant and café culture within the precinct;
- Visual dominance of the three landmark buildings: Hotel Windsor, Princess Theatre and Parliament House (including steps and 'piazza');
- Vista along Bourke Street East towards Parliament House taking in the consistent diminutive scale of Bourke Street East and its contrast with the monumentality of Parliament House and steps at the street's eastern termination. Vista includes the junction of Spring and Bourke Streets that form a 'piazza' to Parliament House;
- The vista along Bourke Street from the main entrance to Parliament House with expansive views of open sky that reinforces the consistent diminutive scale of the eastern end of Bourke Street and which, by comparison, increases the monumentality of Parliament House;
- The views to the Parliament Gardens from Little Bourke Street;
- The cohesive scale, architectural expression and materiality of the red brick buildings located on Little Bourke Street; and;
- The cohesive scale, Interwar & Postwar character and materiality of Crossley Street.

## **2.2 How is it Significant**

The Bourke Hill Precinct is of aesthetic, architectural, historic, scientific and social significance to the City of Melbourne.

## **2.3 Why is it Significant**

The Bourke Hill Precinct is of local significance to the City of Melbourne.

The Bourke Hill Precinct is historically significant as the land upon which the precinct sits and the site now occupied by Parliament House and steps is historically connected to its traditional owners, the Kulin clan as a meeting point prior to European settlement.

The Bourke Hill Precinct is historically significant as it demonstrates the early structure of the Hoddle Grid through its layout of main and sub-streets, interspersed with sporadic laneway development.

The Bourke Hill Precinct is historically and aesthetically significant as a longstanding section of the CBD, which demonstrates all aspects of growth and consolidation of the city from its early post-European beginnings through to the Postwar period seen in the early built form and layering of subsequent eras.

The Bourke Hill Precinct is historically and aesthetically significant as it contains the only surviving main CBD thoroughfare that retains a character and scale of the pre land boom era, and possesses a large collection of central city buildings surviving from the pre land boom era.

The Bourke Hill Precinct is historically significant as it demonstrates the pattern of immigration beginning from the first Jewish and European immigrants, to the wave of Italian immigration in the Postwar period. The



character of the precinct is a direct result of those different nationalities that have lived and worked in the area, making their mark on all aspects of the precinct.

The Bourke Hill Precinct is historically and socially significant as an entertainment and leisure precinct, containing well known cultural places such as Pellegrini's and Florentino's cafes and the Princess and Palace Theatres.

The Bourke Hill Precinct is aesthetically significant for its fine collection of landmark buildings that provide an outstanding streetscape along Spring Street.

The Precinct is aesthetically significant as it contains the unique vista east along Bourke Street terminating with the monumental presence of Parliament House and its setting. This vista is of high aesthetic value to the City of Melbourne and Victoria as a whole.

The Bourke Hill Precinct is of architecturally significant for its rich and varied architectural expression. It encompasses a range of styles from Early and Late Victorian, Federation, Interwar, Moderne and Postwar styles. The stylistic development of the precinct, seen not only in the expression of individual buildings, but also in the layering of subsequent eras, architectural expression and cultural influences, is of aesthetic and historic significance.

The Bourke Hill Precinct is of scientific significance through the presence of Turnbull Alley, and a notable collection of pre-gold rush buildings. The area is an extremely important and sensitive archaeological site within the CBD.

The Bourke Hill Precinct is of social significance for its connections to a large number of cultural, community and professional groups, and individuals. The precinct contains Parliament House a place of community gathering and it contains a strong association with many cultures that arrived as migrants from the early days of settlement.

The Bourke Hill Precinct is historically and socially significant as it contains Parliament House and connections with the Salvation Army. Parliament House is a place of importance in the operation of the State of Victorian and formerly Australia, and as a place for civic events and public meeting. At their City Temple, the Salvation Army, has provided religious and moral guidance and welfare services since the late nineteenth century.

The Bourke Hill Precinct is significant for its association with the following Victorians who have played a role in the development of the city: Robert Hoddle, surveyor of the original city grid and Sir Richard Bourke Governor of NSW.

## **3.0 Bourke West Precinct**

### **3.1 Statement of Significance**

Architecturally diverse but coherent in scale and picturesque setting, this precinct contains highly expressive elements of the late 19th and early 20th century city. Apart from containing a rare and interesting mix of diverse functions and building types, this precinct includes a range of government services located in the western quarter of the City. Some buildings such as Unity Hall (1916), Hudsons's Stores (1876-77) and the Old Tramways Building (1891) have important historical associations with transport and the Spencer Street railway yards. The comparatively low levels of even the tallest buildings contrast well with the single-storey structures on the southern side of Bourke Street, enabling the taller structures to be seen from their original perspective.

### **3.2 Key Attributes**

- A group of architecturally diverse 19th and early 20th century buildings that are consistent in scale and associated with public services and warehousing.
- The dominance of the Tramways Building on the south side of Bourke Street and the Mail Exchange building on the north side.
- The amenity of the garden around St Augustine's Church.

## 4.0 Collins East Precinct

### 4.1 Statement of Significance

Collins Street has often been identified as Melbourne's leading street. This is due, in part, to the pleasant amenity and distinctive character of its eastern end. Its relative elevation and proximity to the Government Reserve and points of access to the City provided for its development as an elite locale. Initially a prestige residential area, the Melbourne Club re-established itself here in 1857 and by the 1860s the medical profession had begun to congregate. By the turn of the century it was firmly established as a professional and artistic centre of Melbourne, with part of its fame due to its tree plantations in the French boulevard manner (hence the 'Paris end'), which date from 1875.

A number of significant buildings come together in this precinct to form a series of prominent streetscapes. These include, at the western end, the Town Hall, Athenaeum, and Assembly Hall through to the Scots and Independent Churches, with the Regent Theatre through to the redeveloped T&G building opposite. The eastern end includes the early 19th century residential and artists' studio buildings at the foot of No. One Collins, with the predominantly 20th century intact run to the north featuring Alcaston, Anzac Portland and Chanonry Houses, and Victor Horsley Chambers plus the nearby Melbourne Club.

At all times until the post 1939-45 war period, redevelopment took place in a quiet and restrained manner with an emphasis on dignity, harmony and compatibility with the intimate scale and pedestrian qualities of the street. These qualities are still embodied in significant remnant buildings and other artifacts, despite the intrusion of large developments. The qualities of the street are also embodied in the social functions of the buildings which include elite smaller scale residential, religious, social, quality retailing and professional activities.

### 4.2 Key Attributes

- The buildings remaining from before the Second World War.
- The boulevard quality of this end of Collins Street with street tree plantations and street furniture.
- A consistent height, scale, character and appearance of the remaining 19th and early 20th century buildings.
- The historic garden of the Melbourne Club.

## 5.0 Flinders Gate Precinct

### 5.1 Statement of Significance

This precinct comprises the City's southern face, a major access point at Princes Bridge, and the specialised commercial district of Flinders Street. The area has been a gateway to the City from the south ever since the first Prince's Bridge (1841) and Melbourne's first railway were constructed, and Flinders and Spencer Street stations were linked by a viaduct in 1879. A grand new Princes Bridge (1886) confirmed the trend to

redevelopment in the latter decades of the 19th century. The present Flinders Street Station (1906-10) also dates from this period. Proximity to the centre of Victoria's railway system explains the location and the size of the Commercial Travellers' Club (1899) in Flinders Street.

It was here, at Melbourne's southern gate, that the Anglican community chose to build their grand new St Paul's Cathedral (1880-91), replacing an earlier church on the same site. The choice was a logical one as many of them lived in the southern and eastern suburbs. More commercial motives saw the construction in Flinders Street of large retail emporia such as the former Mutual Store (1891) and Ball and Welch (1899).

This precinct offers evidence of all these changes, and also includes two of Melbourne's earliest and best known hotels, the Duke of Wellington (1850) and Young and Jackson's Princes Bridge Hotel (1854). An important feature of Flinders Street's southern face of buildings is their uniform height facing the station, Federation Square and the Yarra River.

## 5.2 Key Attributes

- The traditional gateway to the central city from the south and an area associated with retailing.
- Major 19th and early 20th century buildings including Flinders Street Station, St Paul's Cathedral and Princes Bridge.

## 6.0 Flinders Lane Precinct

### 6.1 Statement of Significance

Proximity to the Yarra River, Queens Wharf and the Customs House marked Flinders Lane as an appropriate location for the establishment of wholesaling businesses in the 19th century. Up until the 1870s and 1880s, Melbourne was the centre of the colonial re-export trade. Overseas cargoes were received, re-packed and distributed to the southern colonies and New Zealand. This trade created a demand for functional warehouses offering large areas of space close to the ground without any need for external display. This generation of buildings were plain brick or stone, up to three storeys in height, and limited to one commercial occupant.

The international exhibition of 1880-81 helped change this. International agents were introduced into the commercial economy, together with a system of indented goods sent direct from manufacturer to retailer. As this system took hold and the southern face of the city became more accessible to rail and road (with the development of Flinders and Spencer Street stations, and the construction of the new Princes Bridge), it became uneconomic to maintain large areas of warehouse space in Flinders Lane. The new wholesaler was able to store his goods elsewhere, requiring only a rented office and sample room in the city proper. However, clothing manufacturers and designers did find the larger floor areas to their liking and a number of 'Rag Trade' activities were established in the area.

An intense period of building between 1900 and 1930 resulted in taller buildings incorporating large showcase windows to both ground and basement floors, characteristically separated by a floor line approximately 1 metre from the ground. The new buildings of the 1970s and 1980s were even taller, more architecturally pretentious, and presented a display to the street. Flinders Lane retains buildings from all three eras, and presents a striking physical display of the changing pattern of trading activity in Melbourne.

### 6.2 Key Attributes

- The scale and character of the six and seven-storey office and warehouse buildings constructed in Flinders Lane before the Second World War and the predominant building forms and materials of the precinct.

- The traditional association with 'Rag Trade' activities, other creative professions, or dwellings.
- The large showcase windows at the ground and basement floors of the warehouse offices constructed before the Second World War.

## 7.0 Little Bourke Street Precinct

### 7.1 Statement of Significance

Chinese immigrants settled in Little Bourke Street as early as the mid 1850s. Chinese occupation in the city centre then extended north and west, creating a distinct enclave. The buildings that they occupied were not distinctively 'Chinese' in their appearance but were rather the typical small brick shops, dwellings, warehouses and factories of the less affluent areas of Victorian Melbourne (indeed the area was not known as 'Chinatown' until the 1970s).

A number of architecturally distinctive, community-oriented buildings were constructed in the heart of the precinct on Little Bourke Street. These included the Num Pon Soon Chinese Club House (1861) and the premises of leading Chinese merchant Sum Kum Lee (1888). However, the most obvious features of Chinatown were the Chinese themselves, their characteristic trades, and the often run-down general character of their quarter of the City. In the late 19th century, the overwhelmingly Anglo-Celtic community stigmatised both the Chinese and their portion of the city for an association with vice but, for many Chinese, Little Bourke Street was a centre of trade and community life. Today, Chinatown's shops, restaurants and distinctive character are popular with many Melburnians and tourists as well as the Chinese community.

The precinct is bordered on its northern boundary by taller strip development fronting Lonsdale Street. Many Victorian and Edwardian buildings survive in this location and they provide an important contextual link between the 'back streets and lanes' of the heart of the precinct and the more public areas of the City. Since the Second World War, Lonsdale Street has become a centre for Melbourne's Greek community, further enhancing the cultural diversity of this cosmopolitan precinct.

### 7.2 Key Attributes

- The small low-scale Victorian and Edwardian buildings densely located along Little Bourke Street and the adjoining laneways.
- The traditional association with the Chinese community expressed through uses and signage.
- The focus for Greek commercial, entertainment, professional and cultural activities on the southern side of Lonsdale Street.
- The Swanston Street, Russell Street and Exhibition Street entry points to Chinatown.
- The prominence of Sum Kum Lee (112-114 Little Bourke Street) and Num Pon Soon (200-202 Little Bourke Street) within Little Bourke Street.
- The amenity of Little Bourke Street and the adjoining laneways for pedestrian use.
- The attractiveness of the precinct for tourism and recreation.

## 8.0 Post Office Precinct

### 8.1 Statement of Significance

For the immigrant community of Victorian Melbourne, dependant on the mail for news of all kinds, the General Post Office (GPO) was an important social institution. The present building reflects this social standing in its imposing architecture and occupation of a prominent corner site. The present building replaced an earlier structure of 1841 and was constructed in three stages between 1859 and 1907. The importance of the post office ensured a variety of other commercial attractions in the vicinity, many of them of retail character. The confluence of omnibus and tramway facilities assisted this.

Overall, this precinct has maintained its place as a major retail centre for the metropolis, surviving the challenges of such suburban centres as Smith and Chapel Streets and Chadstone. In the inter-war period, such establishments as Buckley and Nunn redeveloped their properties, the Myer Emporium put on its present face, and London Stores, the Leviathan Public Benefit Bootery, G J Coles and Dunklings all developed as substantial variety and specialist stores.

Important 19th century buildings such as the Royal Arcade and the GPO are now intermingled with the commercial gothic and art-deco characteristics of the 20th century shops and emporia to create a precinct characterised by glamour and variety. The precinct also contains sub-areas of great cultural value, such as the post office steps and arcades and Myer's windows (especially when decorated at Christmas time). The precinct's status as a meeting place has been recognised and enhanced by the establishment of the Bourke Street Mall.

## 8.2 Key Attributes

- The traditional character of the precinct as a major retail centre.
- The scale, form and appearance of the buildings constructed before the Second World War and of the surviving 19th century buildings.

## 9.0 The Block Precinct

### 9.1 Statement of Significance

Within this precinct may be found not only the heart of Victorian Melbourne's most fashionable retail area but also the beginnings of its 'Chicago end' along Swanston Street. 'Doing the Block', a term coined to describe the popular pastime amongst Melbourne's middle classes of promenading outside the plush retail and accessory stores, reached its height in the boom years of the 1880s. The tradition of arcaded shopping was borrowed from nearby Royal Arcade and became a marked feature of this precinct. Block Arcade (1891-93), Centreway Arcade (1913), Block Court (1930), Manchester Unity Arcade (1932), and the Century Arcade (1938-40) testify to the continued popularity of this form.

The precinct contains a great number of significant and architecturally impressive buildings dating from the boom years of the 19th century through to the period immediately prior to the 1939-45 war. The Elizabeth Street end is dominated by the smaller buildings of the earlier period whereas along Swanston Street may be found the Manchester Unity Building, the Capitol Theatre and the Century Arcade, all based on precedents found in Chicago at the time, and pushed to the maximum height limit of 132 feet that existed in Melbourne until the construction of the ICI building in 1958.

### 9.2 Key Attributes

- The historic character of the precinct as a retail area, characterised by a large number of buildings from the late Victorian and early 20th century periods and by the network of arcade shopping.
- The comfortable pedestrian movement within the precinct.
- The commercial and retail buildings of the Victorian and 1900-1940 periods.

## 10.0 The Queen Victoria Market Precinct

### 10.1 Statement of Significance

The Queen Victoria Market precinct is of historic and social significance as Melbourne's premier market in operation for over 130 years (since the late 1870s), with origins dating back to 1859. It is the last surviving 19th century market established by the City of Melbourne, and has been an important hub of social life in the city. The Meat Hall, the oldest extant building, was constructed in 1869. It is one of the earliest, purpose-built market complexes in Australia, with its single span roof only the second of its type when erected. The market has evolved throughout its history in line with changing requirements, with several phases of expansion.

The Queen Victoria Market precinct is of aesthetic significance as a fine example of a Victorian era market which retains much of its original 19th century fabric intact. Its present configuration is largely that which was established by the end of the Interwar period. Architecturally, there is a mixture of utilitarian buildings – the sheds – and more elaborate brick buildings, with the most exuberant being the 1884 façade of the Meat Hall, by noted architect William Salway. The later but more intact Dairy Produce Hall (1929) features a distinctive Georgian Revival style to the upper part of the façade in combination with Art Deco style to the lower part (canopy, tiling and shop fronts). The groups of shops to Victoria and Elizabeth Streets are rare examples of such extensive, intact rows of Victorian period commercial buildings, as are the Interwar period shops to Franklin Street.

### 10.2 Key Attributes

- The historic character of the precinct as a retail area.
- The generally simple, low-scale and remarkably intact example of a utilitarian form from the period of its construction. Taken as a whole, the Market and its component buildings are substantially intact in its 1923 form.
- The visual dominance of the Queen Victoria Market in the surrounding area.

## 11.0 Little Lon Precinct

### 11.1 Statement of Significance

The precinct is locally significant, historically, socially and aesthetically to the City of Melbourne. The building group, which epitomises the much publicised and interpreted 'Little Lon' district and its colourful past, represents three key development phases in the City's history, the immediate post golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of a greater Chinatown in the street.

The building group commences with the gold rush era Exploration Hotel and develop through the 19th century with the associated boarding and row houses at 120-122 Little Lonsdale Street and the Leitrim Hotel, itself erected on an old hotel site. The next phase of building is from the Edwardian era with factory warehouse construction that was to serve the Chinese cabinet making and furniture trade.

### 11.2 Key Attributes

- A single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian-era.

- Contributory elements include external walls and finishes, parapeted form, mouldings, fenestration, joinery two and three-storey scale, and roof form, along with any new material added in sympathy to the original fabric it replaced.
- The architecturally significant Leitrim Hotel displays a strong boom-era dynamism in its façade ornament.

## Precincts outside the Capital City Zone

### 1.0 HO1 – Carlton Precinct<sup>1</sup>

#### 1.1 History

Carlton Precinct is located within the suburb of Carlton. The suburb was developed as part of the extension of Melbourne to its north in the mid-nineteenth century.

By the late 1840s, there were calls to extend the city boundaries to the north, with the *Argus* newspaper arguing ‘there seems no good reason why the city should not be allowed to progress’.<sup>2</sup> In 1850, the site of the new Melbourne General Cemetery was approved, located a then suitable two miles from the north city boundary. In 1852, during Robert Hoddle’s tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne.<sup>3</sup> The first sales of allotments south of Grattan Street took place in this period, and in 1853 the site of the University of Melbourne was reserved to the south of the new cemetery. An 1853 plan prepared by the Surveyor General’s office shows the ‘extension of Melbourne called Carlton’ as being the area bounded by Victoria, Rathdowne, Grattan and Elizabeth streets.<sup>4</sup>

The slightly later 1855 Kearney plan shows subdivision of the suburb ending at a then unnamed Faraday Street and the site of the university. By 1857, when land between Grattan and Palmerston streets was auctioned, government notices identified the area as being in ‘North Melbourne at Carlton’.<sup>5</sup> The naming of the ‘Carlton Gardens’ reserve was another use of ‘Carlton’ as a designator of the area, although the suburb was still commonly referred to as North Melbourne through the 1860s.<sup>6</sup>

Numerous small buildings were constructed in Carlton in the early period of its development, many of which were one or two room timber cottages or shops.<sup>7</sup> These buildings were mostly replaced throughout the later nineteenth century with more substantial and permanent brick and stone dwellings. This also followed the introduction of tighter building regulations in the 1870s, with the extension of the *Building Act* to cover Carlton in 1872.<sup>8</sup>

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.<sup>9</sup> In 1865, allotments along the western edge of Drummond Street were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.<sup>10</sup>

Princes Park was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s.<sup>11</sup> It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities. Its establishment can also be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including Fitzroy, Treasury, Parliament, Alexandra, Domain and the Royal Botanic Gardens; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.<sup>12</sup>

In the latter nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However the clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club.<sup>13</sup> The ‘Blues’ had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of



Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. The first oval ('Princes Oval') was in the southern area of the park, before moving to the current location further north. Although in occupation of the park, the Blues still played their 'home' games elsewhere in these years, including at the Melbourne Cricket Ground.<sup>14</sup>

Carlton Gardens, later to be associated with the Royal Exhibition Building and international exhibitions, was originally laid out by Edward Latrobe Bateman in the mid-1850s. Further redesign was undertaken in subsequent years, leading up to 1879-1880, when the gardens hosted the International Exhibition of October 1880, and the Royal Exhibition Building (REB) was completed.<sup>15</sup> The REB and Carlton Gardens were inscribed in the World Heritage List in 2004, in recognition of the World Heritage (outstanding universal) values of the place, as derived from it being a surviving 'Palace of Industry' in its original setting, associated with the international exhibition movement of the nineteenth and early twentieth centuries.<sup>16</sup>

By the 1870s, Carlton was a substantially developed residential suburb.<sup>17</sup> Grand terrace rows had been constructed along Drummond Street to the south, including Carolina, Erin and Warwick terraces. On the diagonal Neill Street between Rathdowne and Canning streets, some 43 properties could be counted.<sup>18</sup> Commercial precincts had also developed in Barkly and Lygon streets. The north side of Barkly Street was a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.<sup>19</sup> Concurrent with this development was the construction of hotels in the suburb, which numbered approximately 80 by 1873.<sup>20</sup> Local bluestone, which was readily available by the 1850s and more reliable than bricks produced at the time, was used in the construction of a relatively high proportion of early buildings, including houses.<sup>21</sup> The main material for the façade of seven of the ten houses constructed in Murchison Street by 1868, for example, was stone,<sup>22</sup> and many of these houses were built by Scottish stonemasons.<sup>23</sup>

In 1876, the Hospital for Sick Children was established in the former residence of Sir Redmond Barry in Pelham Street, to address the significant health issues faced by working-class children. Founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere.<sup>24</sup> Between 1900 and 1923, the hospital committee engaged in a large-scale building program, constructing pavilions and buildings designed for the hospital's requirements.<sup>25</sup>

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930, and again have been subject to more recent development.<sup>26</sup>

The more prestigious developments in the suburb were complemented by London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares. These included Macarthur Place, Murchison Square, Argyle Square and University (Barry) Square; Lincoln Square is outside the precinct. University and Argyle square are the largest, and by the late nineteenth century they included recreational facilities such as bowling greens and tennis courts within their boundaries, in addition to open and treed spaces. John Guilfoyle, brother of noted landscape designer William Guilfoyle, was curator of Melbourne's reserves and redesigned University Square to incorporate diagonal paths, a temperance fountain and new plane trees in 1904-1906.<sup>27</sup> Murchison and Macarthur Place squares were smaller, appear to have been less formal, and without the recreational facilities.

The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. This resulted in some irregular allotment sizes, and consequently atypical building plans and designs, including dwellings with asymmetrical frontages, terraces of inconsistent widths, and row houses off-alignment to the street.<sup>28</sup>

By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. With the construction of the REB and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. These developments complemented the London-style residential squares of the suburb, which were generally anticipated in the early subdivisions, and

included University Square, Macarthur Place, Murchison Square and Argyle Square. Small workers' cottages tended to be constructed on secondary streets, including narrow ROWs behind larger properties. In the north, modest cottage rows on small allotments were more typical, reflecting the working class demographic of this area of Carlton. However, cottage rows were still named, as evidenced by Canning Street to the north of Kay Street which was occupied by Theresa cottages, Crimple cottages and Henrietta cottages. Such cottages tended to be of three or four rooms, compared to the much larger residences of generally eight rooms to the south.<sup>29</sup>

In the early decades of the twentieth century, the demographics of Carlton began to change, with recent arrivals from Eastern Europe including Jewish families.<sup>30</sup> The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, became the focus of the so-called 'slum clearance' movement from the interwar period. In the mid-twentieth century, Carlton remained characteristically a working class suburb, its residents predominantly low-income workers and immigrants.<sup>31</sup>

The most high profile of the immigrant groups to arrive in Carlton in the post-war period were the Italians, with the suburb becoming known as 'Little Italy'; Greek and Lebanese families also arrived in large numbers. Post-war migration had a significant impact on the suburb, not least in the transformation of Lygon Street. In the section between Queensberry and Elgin streets, there were 14 Italian proprietors in 1945, increasing to 47 by 1960, many of whom were restaurant operators.<sup>32</sup> Melbourne's inner suburbs in the post-war period offered cheaper housing and access to manufacturing work, and by 1960 there were an estimated 6,500 Italian residents in Carlton, approximately one quarter of the suburb's population.<sup>33</sup>

Students have been associated with Carlton since the establishment of the University of Melbourne in the 1850s. However, more affordable tertiary education, and the (then) relatively cheap cost of housing, brought large numbers of students to the suburb from the 1960s.<sup>34</sup> This led to another cultural shift in Carlton, as the suburb became synonymous with new and alternative social and artistic movements in literature, film and theatre. La Mama Theatre and the Pram Factory were innovators in the theatrical arts. The suburb was also documented in popular film and television.

In the late twentieth and early twenty-first centuries, Carlton again underwent a transformation, with gentrification and intensified residential development, and the restoration of its many historic buildings.

## 1.2 Description

The extent of the Carlton Precinct is identified as HO1 in the planning scheme maps.

The Royal Exhibition Building and Carlton Gardens, together with the World Heritage Environs Area precinct (HO992), adjoin the precinct to the south-east; the University of Melbourne and Melbourne General Cemetery adjoin to the north-west.

Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

The precinct is mainly residential, but with commercial streets and historic shops and hotels scattered throughout, including to street corners. Small-scale former manufacturing and industrial development, mostly dating from the early decades of the twentieth century, is also located in some residential streets albeit limited in extent.

The precinct incorporates a broad range of dwelling types, including modest single-storey cottages, terrace rows on narrow allotments, larger single-storey dwellings, two-storey terraces in pairs and rows, some very large three-storey terraces, and villas on more generous allotments. Generally, development in the north tends to be modest in size, and more substantial in the south.

The precinct typically has buildings of one and two storeys, with three storeys more common in the south, particularly on Drummond Street. Building materials include brick and rendered masonry, with some timber, and a relatively high proportion of stone buildings. The stone and timber buildings generally date from the 1850s and 1860s. Other characteristics of residential buildings include hipped roofs with chimneys and often with parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths to front property boundaries; limited or no front and side setbacks; lower scale rear wings to larger terraces and dwellings; and long and narrow rear yards. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Residential streets can have consistent or more diverse heritage character. Examples of the former include parts of Canning Street with intact rows of single storey terraces, and the southern end of Drummond Street with long rows of large two storey terraces. The more diverse streets have a greater variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Examples include the streets located between Carlton and Elgin streets, and Kay and Pitt streets in the north of the precinct. The diversity reflects development extending over a long period within a single street.

Another precinct characteristic are buildings with no setbacks and pointed or sharply angled corners, located to the junction of streets which meet at sharp angles; and those which return around corners with canted or stepped facades. Irregular allotment plans, including those associated with later re-subdivision of the early Government allotments, have also given rise to buildings which diverge from the norm in their form and siting.

Development on lanes to the rears of properties is another precinct characteristic, including occasional historic outhouses such as water closets, stables and workshops. Rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access.

In the post war period, the impact of the Italian community is also evident. Dwellings were often rendered, original verandahs replaced with simple awnings on steel posts, and steel windows introduced to facades.

Commercial buildings in the precinct are typically two storey, of brick or rendered masonry, with no setbacks, and intact first floor (and upper level) facades and parapets. Many ground floor facades have been modified, but some original or early shopfronts survive, as do iron post supported verandahs with friezes, including return verandahs to street corners. Commercial streets or sections of streets include Lygon, Elgin, Rathdowne, Nicholson, Faraday and Grattan streets.

Historic civic development including the former police station, post office and court house, is located on Drummond Street near the intersection with Elgin Street. Other non-residential development located on or near the perimeter of the precinct includes Trades Hall, Queen Elizabeth Maternal & Child Health Centre, the original site of the Royal Children's Hospital, Carlton Gardens Primary School, Carlton Baths and St Jude's Church.

Social and economic developments of the latter decades of the twentieth century, associated with changing inner Melbourne demographics and rising land values, have wrought physical changes to the precinct. These are evidenced in extensions and additions to dwellings, and conversion of historic commercial, industrial and institutional buildings to residential uses. Large scale residential buildings and apartment blocks have also been constructed on development sites.

### **1.2.1 Pattern of development**

The street layout of the precinct demonstrates the overall subdivision pattern established in the official surveys of the 1850s. This includes a hierarchical and generally regular grid of wide and long north-south and east-west running streets, with secondary streets and a network of lanes. In terms of allotment sizes, the general pattern is one of finer grain to residential streets, and coarser grain to principal streets and roads.

Breaking with the regular street grid are several streets on the diagonal, including Barkly, Neill and Keppel streets. The private re-subdivision of the early Government allotments also gave rise to some narrow streets and smaller allotments, as occurred for example in Charles and David streets. Charles Street is distinguished in this context as a narrow street with bluestone pitchers, and a high proportion of intact modest cottages.

Lanes provide access to the rears of properties, and also act as minor thoroughfares, providing pedestrian and vehicle access between streets and through dense residential blocks.

The wide, straight and long streets of the precinct have a sense of openness due to their width, and afford internal views and vistas, as well as views out of the precinct. Views to the dome of the Royal Exhibition Building are afforded from the west on Queensberry Street, with other views of the World Heritage site from streets running west of Rathdowne Street, and south of Grattan Street.

Important nineteenth century roads or boulevards are located on the boundaries of the precinct, including Victoria Parade and Nicholson Street.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

### 1.2.2 Parks, gardens and street plantings

Public parks and smaller public squares or gardens within or immediately adjoining the precinct, are another legacy of the nineteenth century surveys and subdivisions. The latter were influenced by London-style squares and include Argyle, Murchison, Macarthur and Barry (University) squares. Murchison and Macarthur Place squares remain largely surrounded by the associated nineteenth century residential development. Argyle Square in part retains its historic surrounds, although less so on the west side where Cardigan Street is not included in the precinct. University Square retains less of its original surrounds and context. All of the squares in the precinct largely retain their original boundaries.

Princes Park is wholly within the precinct, albeit located north-west of the main precinct area. The park extends for approximately 39 hectares, stretching for two kilometres along the east side of Royal Parade. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The park combines treed areas and open space, with the latter providing generous vistas across the park, including views of the established plantings and tree rows lining pathways and bordering the park. Surviving nineteenth century plantings include elm rows and avenues, Moreton Bay Figs, and River Red Gums. Later plantings include Canary Island Palm rows, the Princes Park Drive plantation, and various Mahogany Gums. Historic buildings include the Park Keeper's cottage (1885), tennis pavilion (1926), and north and south sports pavilions (1937).

The landscapes of the Melbourne General Cemetery and Carlton Gardens are located outside the precinct boundary, but are visible from within the precinct.

Several of the principal streets have mature street or median plantings, including Keppel, Grattan, Cardigan, Canning and Drummond streets.

## 1.3 Statement of Significance

Carlton Precinct (HO1) is of local significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

- ~~Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).~~
- ~~Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).~~

## **What is significant?**

~~Carlton Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north during a period of significant population growth. Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range. The precinct is mainly residential, with some commercial streetscapes and commercial buildings scattered throughout; institutional development; and limited small scale former manufacturing and industrial development, mostly dating from the early twentieth century. The various parks, gardens and squares, and mature street plantings and rows, are also components of the significant development of the precinct.~~

~~The following are the identified 'key attributes' of the precinct, which support the assessed significance:~~

- ~~Typical nineteenth century building characteristics including:
 
  - ~~Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.~~
  - ~~Hipped roof forms with chimneys and parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths; and limited or no front and side setbacks.~~~~
- ~~Later development as evidenced in Edwardian and interwar buildings.~~
- ~~Typically low scale character, of one and two storeys, with some larger three storey buildings.~~
- ~~Streets of consistent scale, or with greater scale diversity incorporating modest and larger buildings.~~
- ~~Streets of consistent historic character, contrasting with those of more diverse character.~~
- ~~Streets which are predominantly residential and others which are predominantly commercial; with historic shops and hotels including corner hotels distributed across the precinct.~~
- ~~Importance of Lygon Street, one of inner Melbourne's most iconic commercial streets.~~
- ~~Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.~~
- ~~Buildings which diverge from the norm in their form and siting, constructed to irregular street intersections with sharp corners, and on asymmetrical allotments.~~
- ~~Early twentieth century small scale manufacturing and industry in some residential streets.~~
- ~~'Layers' of change associated with phases of new residents and arrivals, including Eastern Europeans, Italian immigrants, and students of the 1960s and 1970s.~~
- ~~Nineteenth century planning and subdivisions as evidenced in:
 
  - ~~Hierarchy of principal streets and lanes.~~
  - ~~Generally regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of lanes.~~~~

- ~~Pattern of finer grain allotment sizes to residential streets, with coarser grain to principal streets and roads.~~
- ~~Lanes which provide access to rears of properties and act as important minor thoroughfares.~~
- ~~Distinctive small public squares, influenced by London-style development, including Macarthur Place, Murchison Square, Argyle Square and University (Barry) Square.~~
- ~~Importance of Princes Park as one of La Trobe's historic ring of parks and gardens surrounding Melbourne.~~
- ~~Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by later central medians and street tree plantings.~~
- ~~Views of the Royal Exhibition Building and Carlton Gardens from the west on Queensberry Street, and from other streets west of Rathdowne Street and south of Grattan Street.~~
- ~~Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.~~
- ~~Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.~~

### How is it significant?

Carlton Precinct is of historical, aesthetic/architectural and social significance to the City of Melbourne.

### Why is it significant?

Carlton Precinct is of **historical significance**, as a predominantly Victorian-era precinct which reflects the early establishment and development of Carlton, on the northern fringe of the city. It was planned on the basis of early 1850s surveys undertaken during Robert Hoddle's tenure as Surveyor General, with the first residential allotments located to the north of Victoria Street. The precinct retains a comparatively high level of intactness, and a very high proportion of pre-1900 buildings, including terrace (row) housing, complemented by historic shops, institutions and public buildings. Surviving 1850s and 1860s buildings in particular attest to the precinct's early development. Parks and squares, including Macarthur Place, Murchison Square, Argyle Square and University (Barry) Square, also provide evidence of early planning. Princes Park is of historical significance, having been reserved in the 1840s by Superintendent of the Port Phillip District, Charles La Trobe. This visionary action resulted in a ring of parks and gardens surrounding inner Melbourne, of which Princes Park is a stand-out example. Part of the park, and later specifically Princes Oval, has been the home of the Carlton Football Club since the late 1870s. By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. Modest cottages and terrace rows on small allotments were more typical of the north, reflecting the historic working class demographic of this area of Carlton. The suburb is also home to a number of important institutions, namely Trades Hall, the first Royal Children's Hospital and the Queen Elizabeth Maternal Health centre. In the south, the proximity to the city and, notably, the prestige associated with the Royal Exhibition Building (REB) and Carlton Gardens, and the International Exhibitions of the 1880s was reflected in grander residential development. The World Heritage Listing of the REB and Carlton Gardens in 2004 was in recognition of the outstanding universal values associated with this site and its role in the international exhibition movement of the nineteenth and early twentieth centuries.

Carlton Precinct is of **historical and social significance** for its later 'layers' of history and culture, including an ongoing connection with migrant groups. The arrival of people from Eastern Europe in the early twentieth century, followed by Italian immigrants, wrought significant change to the precinct. Lygon Street evolved into an iconic inner Melbourne commercial strip, much valued by Melburnians for its Italian culture and colour. In



the 1960s and 1970s, students also moved into Carlton in great numbers, with the suburb becoming synonymous with new and alternative social and artistic movements. This cultural awakening had wider ranging impacts on Australian arts, including literature and theatre. Carlton, in turn, has been well documented in popular culture, and featured in film and television. Princes Park is also of social significance, being highly valued by the community for providing opportunities for passive recreation and more formal sporting activities; and as the home of the Carlton Football Club.

The **aesthetic/architectural significance** of the Carlton Precinct largely rests in its Victorian-era development, including terrace and row housing, complemented by more limited Edwardian and interwar development. The pattern of nineteenth-century subdivisions and land uses is reflected in the dense residential streetscapes, with commercial buildings in principal streets and sections of streets, and historic shops and hotels to residential street corners. Nineteenth-century planning is also evident in the regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of connecting lanes. The latter are demonstrably of nineteenth-century origin and function, and continue to provide access to the rears of properties, as well as performing the important role of minor thoroughfares through dense residential blocks. This reinforces the 'permeable' character and pedestrian nature of the precinct. Residential development in the precinct is also significant for its diversity, with a variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Streetscapes can have consistent heritage character, or more diverse character, reflecting stop-start bursts of building activity, changing styles and dwelling preferences, and later re-subdivision. Aesthetically, the principal streets are distinguished by central medians and tree plantings, with a sense of openness due to their width, and vistas available along their length. The parks and smaller squares, influenced by London-style development, also enhance the aesthetic significance.

## 2.0 HO2 – East Melbourne and Jolimont Precinct

### 2.1 History

The East Melbourne and Jolimont Precinct is located within the suburbs of the same name. Development in the precinct was amongst some of Melbourne's earliest outside the original town centre.

In the pre-European period, Aboriginal people utilised the parklands on the north side of the Yarra River for gatherings and to exploit the rich natural resources of the riverine environment. The future Yarra Park, which adjoins the south side of the precinct, was an important ceremonial and camping place, and retains evidence of Aboriginal use, including scarred river red gums.<sup>35</sup> Another scar tree is believed to survive in the Fitzroy Gardens, which also adjoins the precinct.<sup>36</sup> Superintendent C J de Villiers established a short-lived Native Police Corps in 1838 in this same area, on the north bank of the Yarra River.<sup>37</sup>

East Melbourne was surveyed by Robert Hoddle in 1837 as part of his wider survey of Melbourne. His plan included the Government Paddock and Police Magistrates Paddock, between what is now Wellington Parade and the Yarra River, in the area generally occupied by the present day Yarra Park. Between 1836 and 1839, the Police Magistrate, Captain William Lonsdale, occupied a residence in the Police Paddock, near the corner of Wellington Parade and Flinders Street.<sup>38</sup>

The first mounted police arrived from Sydney in early 1838, and the area between the Police Magistrates Paddock and Punt Road (again now within Yarra Park) was reserved for the grazing of their horses. The Mounted Police Barracks was developed at the south-west corner of Wellington Parade and Punt Road, and as shown on plans of 1855 and 1866, the complex came to include barracks, a hospital and gaol, as well as stabling.<sup>39</sup>

In 1839 Charles La Trobe, Superintendent of the Port Phillip District constructed his residence on approximately 12 acres in the Government Paddock. The presence of both Lonsdale and La Trobe, coupled with that of the mounted police, emphasises the convenient situation of East Melbourne in this very early

period of Melbourne's history, and its important location in terms of early colonial administration and law enforcement.

Hoddle in 1842 also prepared a grid plan for residential subdivision in East Melbourne, which was revised in 1848 to accommodate a north-south creek within a large park which later became the Fitzroy Gardens. The first residence constructed in this area of East Melbourne was Bishopscourt, on the east side of the gardens, the site of which had been selected by Anglican Bishop Perry in 1848. The original bluestone component of the Episcopal residence was completed in 1853; its construction helped to establish East Melbourne as a prestigious residential area.

While early Melbourne was aligned to maximise frontage to the Yarra River, East Melbourne was laid out on Hoddle's regular grid, with allotments on north-south and east-west axes, and alternating broad streets and narrow service lanes.<sup>40</sup> The suburb was established on a rise to the east of Melbourne, and was associated with Eastern Hill to its north-west. The hill then dropped away, eastwards to Hoddle Street and southwards to the Yarra River.

Eastern Hill became the focus of civic, ecclesiastical, educational and institutional development from the 1840s. This was in no small part due to the colonial Government making land grants available for education and religious purposes. In December 1851, when the colony of Victoria separated from New South Wales, a site at the top (east end) of Bourke Street, in Spring Street, and on the western boundary of East Melbourne, was chosen for the new Parliament House. Construction commenced in 1856.<sup>41</sup> The first Metropolitan Fire Brigade Headquarters was (and remains) located here. The early sites of St Peter's Church and the Lutheran Church were also in Eastern Hill, as was that of St Patrick's Cathedral at the intersection of Gisborne and Albert streets, where construction began in 1857. This helped to establish a long history of Catholic Church property ownership in and adjoining the precinct area. The Royal Victorian Eye and Ear Hospital also opened in Albert Street in 1863.<sup>42</sup> Other notable developments in this area included the early campuses of prestigious schools such as Scotch College, Cathedral College and Presbyterian Ladies College.

A map of Melbourne of 1872 illustrates the ongoing concentration of ecclesiastical development in and adjoining the precinct. Indicated on the plan are St Peter's Church, St Patrick's Cathedral, the Baptist Church, Church of England, Bishopscourt and Cathedral Reserve, and Presbyterian, Lutheran, Scotch, Unitarian and Congregational churches.<sup>43</sup>

Notwithstanding the earlier residential occupations of La Trobe, Lonsdale, and the acquisition of land for Bishopscourt, the first Crown land sales in East Melbourne took place in 1852. Allotments were sold on Albert Street in the north of the suburb; and between Wellington Parade and George Street in the suburb's south, overlooking the parklands which became Yarra Park.<sup>44</sup> The delay in selling these allotments, after the late 1840s subdivision, coincided with increasing affluence and population growth in Melbourne due to the gold rushes.<sup>45</sup> East Melbourne rapidly became an attractive place of residence for professional and business classes, and government officials. Further land sales took place in 1853, with allotments sold between George Street and Victoria Parade.<sup>46</sup> The Kearney Plan of 1855 shows a National School had been established on the corner of Grey and Powlett streets, with Scots School on the corner of Albert and Eades streets. The first buildings on the Victoria Parade Brewery site are also visible, as is the Parade Hotel on Wellington Parade, with the land purchased by both speculators and city-based professionals.<sup>47</sup>

The Kearney Plan of 1855 shows a National School had been established by this time on the corner of Grey and Powlett streets, with Scots School on the corner of Albert and Eades streets. The first buildings on the Victoria Parade brewery site (later known as Victoria Brewery), established by Thomas Aitken in 1854, are also visible in the plan, as is the Parade Hotel on Wellington Parade.<sup>48</sup>

On his departure from Victoria in 1854, La Trobe gave instructions for his property to be subdivided. Jolimont Estate was sold in the late 1850s and 1860s, with prospective purchasers directed to take note of the 'many and great advantages' of the allotments including their proximity to the city.<sup>49</sup> Jolimont Square, as it is known, is bounded by Wellington Parade South, and Agnes, Palmer and Charles streets. The Adult Deaf Society



acquired the site in the 1920s and developed it with various facilities. In more recent times, the square has been returned to residential use, including modern townhouse development.

The building and safety standards of the Melbourne *Building Act* of 1849 applied early to East Melbourne, resulting in construction of few timber buildings.<sup>50</sup> Stone was an early construction material, with brick and masonry predominating.

By the early 1860s, a number of terrace rows had been constructed in the precinct, including on Wellington Parade, Victoria Parade, Hotham Street and Clarendon Street.<sup>51</sup> Residents of the 1860s included many of Melbourne's more prominent figures, such as architects Leonard Terry and J J Clark; politicians Edward Cohen MLA and John McCrae MLC; artist Eugene von Guerard; surveyor Clement Hodgkinson; and numerous teachers, medical and legal professionals.<sup>52</sup> The reputation of the suburb remained strong through the nineteenth century, with Sir William John and Janet Lady Clarke's remarkable Cliveden mansion constructed on the corner of Clarendon Street and Wellington Parade in 1888. The couple hosted numerous social functions at their opulent residence including balls, dinners and garden parties.<sup>53</sup>

In 1881, the former police barracks land at the south-west corner of Wellington Parade and Punt Road was subdivided into 83 residential allotments and sold. The former police hospital at the corner of Berry and Vale streets was purchased by the Victorian Infants Asylum, and the institution later became known as the Berry Street Babies Home and Hospital.<sup>54</sup>

By the mid-1890s, both suburbs were substantially developed, with some large detached residences situated in the elevated area closer to Fitzroy Gardens and Yarra Park; substantial two-storey terrace rows and detached villas along Powlett and Hotham streets; and single storey terraces and more modest houses in the east of the suburb towards Hoddle Street.<sup>55</sup>

The development of parks was important to the precinct. This can be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including the Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.<sup>56</sup>

'Fitzroy Square' had been set aside in 1848, but it was as 'Fitzroy Gardens' that the park was developed between 1859 and the mid-1860s, under the supervision of Assistant Commissioner of Lands and Survey, Clement Hodgkinson (a local resident) and head gardener, James Sinclair.<sup>57</sup> The smaller squares of Darling Square and Powlett Reserve were also developed in the mid-nineteenth century, with simple path layouts and plantings, and Powlett Reserve incorporating sporting facilities.<sup>58</sup>

Further south, the Government Paddock was used for sport and recreation purposes from as early as 1853, when the Melbourne and Richmond cricket clubs were each granted a portion of the reserve. Yarra Park was officially reserved as a recreation ground in 1862 and named by 1867.<sup>59</sup> The first game of Australian Rules football was played in Yarra Park in 1858. Melbourne Cricket Club also established a cricket ground, which evolved to become the internationally renowned stadium, the Melbourne Cricket Ground (MCG). The MCG was also home to the Melbourne Football Club which was established in 1859 and is the oldest Australian Rules football club, and one of the oldest of any football code, in the world. The stadium also hosted the 1956 Olympic Games. Richmond Cricket Club developed its own ground, the Punt Road Oval, which in turn was home to the Richmond Football Club, as established in 1885.

Jolimont was historically close to the railways and Jolimont rail yards, including substantial railway infrastructure such as workshops and maintenance sheds, much of which has been demolished.

In the early twentieth century, with the growing preference for garden suburbs in the city's east, East Melbourne's popularity as a prestigious suburb began to decline. A number of larger residences were

converted for boarding house or apartment use. By 1924, there were a reported 280 boarding houses in East Melbourne, with the Health Commission expressing concern about their operation. Some had kitchens located on balconies and in landings, and in some cases combined with bathrooms.<sup>60</sup> Such was the number of boarding house keepers in the suburb in this period, that a meeting to protest the imposition of boarding house regulations was held in a church in East Melbourne in 1925.<sup>61</sup> The Old Men's Shelter in Powlett Reserve (1938) was constructed to provide support for elderly men living in the suburb's boarding houses.<sup>62</sup>

Other allotments, including those associated with a former foundry site east of Simpson Street, between George Street and Wellington Parade,<sup>63</sup> were redeveloped with small to medium scale residential flats and apartments of various styles. Many of these, particularly those built in the interwar period, were of relatively high quality design. In this period, two major hospitals were also established in East Melbourne, with the Mercy Hospital (1934-35) and Freemasons Hospital (1937) in Clarendon Street.

In the post-war period, the suburbs' proximity to the city saw many large properties along Wellington and Victoria parades redeveloped for commercial and governmental use, including construction of large-scale office buildings.<sup>64</sup> Cliveden mansion was demolished in 1968 to make way for the Hilton Hotel. Ironically, East Melbourne's status as an attractive place of residence also began to return in this period. This effectively ended the boarding house era, with many large houses and mansions returned to single dwellings, and a wave of restoration work commencing. Apartment towers were also constructed in the precinct, in Clarendon Street and on Wellington and Victoria parades. Jolimont has also been subject to redevelopment on its southern and western edges, with construction of small to medium sized office and apartment buildings.

## 2.2 Description

The extent of the East Melbourne and Jolimont Precinct is identified as HO2 in the planning scheme maps.

Fitzroy Gardens, Yarra Park, Melbourne Cricket Ground, Richmond Cricket Ground and Jolimont Railway Station, are largely within or immediately adjoin the precinct.

Significant and contributory development dates from the 1850s through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

East Melbourne and Jolimont precinct is predominantly residential in character, and renowned for its high quality historic dwellings. Some of Melbourne's finest and earliest large houses of the 1850s and 1860s are in the precinct, complemented by later development including grand terraces in pairs and rows and substantial free-standing villas from the 1870s and after. There are also Edwardian dwellings and interwar duplexes and flat blocks. Front garden setbacks are common, as is rear lane access. The height of residences varies, with buildings of one, two and sometimes three storeys. More modest, often single-storey cottages and terrace rows are located in the east of the precinct. Large and prominent dwellings are often located to corners.

Residential buildings are typically well resolved in terms of their design and detailing. Brick is the predominant construction material, with rendered masonry, face brick and examples of stone buildings. Decorative and often ornate cast iron work to verandahs is evident in the later Victorian houses, with the iron work displaying a rich variety of patterns; while earlier dwellings are more simply detailed. Slate roofing is common, as are hipped roof forms, and prominent and visible chimneys. Eaves lines and parapets are detailed and ornamented, including with urns and finials; side or party walls extend from the fronts of terraces, as per the nineteenth century fire regulations, and are often decorated. A high number of original iron palisade fences with stone plinths survive. Smaller scale rear wings are typical for two-storey terraces and dwellings, although rear additions are common, some of which are large and visible to rear lanes and ROWs. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Within the precinct there are an unusually high number of properties of individual historical and architectural significance, including many on the Victorian Heritage Register.

Principal roads in the precinct include Victoria Parade on the north, which is a grand historic boulevard, albeit with later twentieth century office towers and hospital development at the west end, much of which replaced substantial historic residences. However, some substantial dwellings remain west of Lansdowne Street, and further east towards the redeveloped Victoria Brewery site (Tribeca). Finer grained and more modest residential development, including single and two-storey terraces, is located in the lower eastern part of the parade.

Wellington Parade separates East Melbourne from Jolimont. The north side of the road was redeveloped in the second half of the twentieth century, predominantly with office and apartment towers, and also the Hilton Hotel on the site of the historic Cliveden mansion. Some substantial historic residences survive, and at the east end, a concentration of interwar flat blocks associated with the Garden Avenue development on the former foundry site.

Hoddle Street within the precinct has predominantly Victorian residential development, together with St John's Church and primary school at the north-east corner of the precinct; the former Yarra Park Primary School; east boundary of Yarra Park; and the Punt Road Oval at the south-east corner of the precinct.

Clarendon Street was historically a prestigious street, beginning with the construction of Bishopscourt in the early 1850s, and now regarded as one of Melbourne's most significant early houses. Noted other residences include 206 Clarendon Street (1856, later Redmond Barry's house); Clarendon Terrace (1856); Mosspenoch (1881); and St Hilda's House (1907). Clarendon Street has also been subject to some substantial twentieth century developments, including tall apartment buildings, hospital complexes, and the aforementioned Hilton Hotel at the south end of the street. Albert Street, bordering the north side of Fitzroy Gardens, has similarly attracted higher quality residences as well institutional development.

The main residential streets in East Melbourne are typically highly intact, but also diverse, incorporating the range of historic dwelling types described above. They include George, Hotham, Gipps, Grey, Powlett and Simpson streets. The significant Queen Bess Row (1886) is prominent in Hotham Street, and was one of the earliest apartment buildings in Melbourne.

Jolimont has Wellington Parade South to its north boundary, and is distinguished by the historic Jolimont Square estate of the mid-nineteenth century, with the Square itself variously retaining historic and later buildings, including those associated with the former Adult Deaf Society use of the site. Jolimont Terrace, facing east to Yarra Park, complements Vale Street across the park with its grand historic residences. Elsewhere, Jolimont is highly varied, with modest historic cottages, early twentieth century warehouses, and later twentieth century office and residential developments. Across Yarra Park is the south-eastern component of East Melbourne. It incorporates Vale and Berry streets, and Webb lane, with historic residences interspersed with later development. Vale Street, facing west to Yarra Park, includes grander residences.

In lanes throughout the precinct rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access. Some historic outbuildings remain, but contemporary rear additions to houses are common, some of which are large and visible to the rear lanes and ROWs.

The Catholic Church has historically been a major landowner in the area, expanding out from St Patrick's Cathedral and the archdiocesan administration complex on the west side of Fitzroy Gardens, to historic properties in the west end of Albert Street and the former Mercy Hospital complex in Clarendon Street.

Commercial, manufacturing and industrial development has historically been limited. Exceptions include Victoria Brewery on Victoria Parade, which was historically a dominant complex on the Parade, and was adapted and redeveloped as an apartment complex (Tribeca) in the early 2000s. The historic buildings on the site substantially date from the 1880s and later. Some limited historic commercial development is also located on Wellington Parade.

### 2.2.1 Pattern of development

In East Melbourne, the highly regular grid of the late 1840s government subdivision resulted in both north-south and east-west running streets, and very consistent rectilinear blocks of development. The mostly wide streets are interspersed with parks and squares. Powlett Reserve occupies a full block between Powlett and Simpson streets, while Darling Square occupies a half block between Simpson and Darlings streets. Minor streets and lanes cross, or partly extend into the main blocks of development. The pattern is broadly one of larger allotments in the west of the subdivision, with smaller allotments in the east.

Jolimont Square is associated with the subdivision of Charles La Trobe's Jolimont Estate in the late 1850s. As noted, Agnes, Palmer and Charles streets are associated with this historic subdivision.<sup>65</sup> The Square also retains an axially arranged central garden now planted as a lawn, running north-south for most of the depth of the Square. The garden is surrounded by a circulating driveway which reflects the layout of the original plan.

The south-eastern component of East Melbourne, to the corner of Wellington Parade and Punt Road, also follows a regular pattern of north-south running streets, being Vale and Berry streets, and Webb Lane. This subdivision occurred in the early 1880s, following alienation of part of the old Police Paddock.

Garden Avenue, off the east end of Wellington Parade and adjoining the railway cutting, is associated with an interwar subdivision of a former foundry site.

Major roads and boulevards border or traverse the precinct. Several of these were historically major thoroughfares east of the city, including Victoria and Wellington parades, and Albert Street. Hoddle Street, merging into Punt Road, borders the east side of the precinct. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. These routes included Wellington Parade, Hoddle Street and Victoria Parade. The latter is elevated at its western end in the area of Eastern Hill, then steps down to the east to Hoddle Street. Wellington Parade runs east-west through the precinct.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

### 2.2.2 Parks, gardens and street plantings

The precinct is notable for its historic parks and gardens, including Fitzroy Gardens, the smaller squares in Powlett and Simpson reserves, and the extensive Yarra Park. There are views into and out from the parks and gardens to the bordering residential areas. Yarra Park, in turn, is dominated by the Melbourne Cricket Ground and also hosts Richmond Cricket Ground, home of the Richmond Football Club.

The parks and squares variously retain elements of their original or early landscape design, mature tree plantings including specimen trees, mature tree avenues, perimeter borders and garden bed borders. There is also some remnant indigenous vegetation, including to Yarra Park.

Fitzroy Gardens has an outstanding collection of plants, including conifers, palms and deciduous trees; Dutch and English elm rows and avenues; a cedar avenue; and a collection of nineteenth century pines and araucarias. The gardens also contain significant buildings and structures including the Band Pavilion (1864), Rotunda (1873), Sinclair's Cottage (an early gardener's cottage, 1866), the Spanish Revival-styled Conservatory (1930) and the electricity substation (1940).<sup>66</sup>

Tree plantings, including planes and elms, are common to centre medians and sides of streets in the precinct. Streets with tree plantings include Albert, George, Powlett, Simpson and Clarendon streets. Victoria Parade has a double row of elms down its centre, as befits its historic role as a grand boulevard.

Gardens and deep front setbacks are common in precinct, especially in the western area of East Melbourne where the allotments are large. Outstanding in this context is the garden of Bishopscourt, a

renowned inner Melbourne private garden of generous proportions with a sweeping drive and lawn, and both evergreen and deciduous tree species.

Jolimont Terrace, facing Yarra Park, has grand houses on large allotments and a generally consistent pattern of deep setbacks and front gardens.

## 2.3 Statement of Significance

East Melbourne and Jolimont Precinct (HO2) is of state significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

### What is significant?

East Melbourne and Jolimont Precinct is associated with some of Melbourne's earliest surveys and subdivisions, beginning in the late 1830s. It is predominantly residential in character, and renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Significant and contributory development dates from the 1850s through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range. The small squares, and mature street plantings and rows, are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth century building characteristics including:
  - Use of face brick, rendered masonry and bluestone building materials.
  - Hipped roof forms with often visible and prominent chimneys, and slate cladding; eaves lines and parapets with detailing and ornamentation, including urns and finials; side or party walls extending from the fronts of terraces, and often decorated; verandahs with decorative and often ornate cast iron work, and tiled floors; iron palisade fences on stone plinths; and limited or no side setbacks.
- Presence of some of Melbourne's earliest and finest large houses.
- Simply detailed earlier Victorian dwellings which contrast with later more ornate including 'Boom' style residences.
- Other later development as evidenced in Edwardian and interwar buildings.
- Very high proportion of surviving first or original dwellings.
- Unusually high number of properties of individual historical and architectural significance, including many on the Victorian Heritage Register.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Larger scale development including multi-storey modern buildings mostly confined to the borders of East Melbourne, with low scale historical development and minimal infill to the suburb's centre.

- In East Melbourne, the late 1840s planning and government subdivision as evidenced in:
  - Highly regular grid of streets and consistent rectilinear blocks of development, interspersed with parks and squares.
  - Mostly wide and straight north-south and east-west streets, with minor streets and lanes which cross, or partly extend into the main blocks of development.
  - Larger allotments in the west and smaller allotments in the east.
  - Lanes and ROWs which provide access to rears of properties.
  - Fitzroy Gardens as planned for the west side of the residential grid.
- In the east of the suburb, subdivision from the early 1880s of part of the old Police Paddock.
- In Jolimont, nineteenth century planning and subdivision as evidenced in:
  - Jolimont Square in the west of the suburb, being the historic subdivision of Charles La Trobe's Jolimont Estate in the late 1850s.
  - In the east of the suburb, subdivision from the early 1880s of part of the old Police Paddock.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including Victoria and Wellington parades, and Albert, Clarendon and Hoddle streets.
- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestige, including Fitzroy Gardens and Yarra Park.
- Views into and out from the parks and gardens to the bordering residential areas.
- Dominance of the Melbourne Cricket Ground in Yarra Park.
- Importance of gardens and front setbacks to dwellings; and street plantings including planes and elms, to centre medians and sides of streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

### **How is it significant?**

East Melbourne and Jolimont Precinct is of historical, aesthetic/architectural and social significance to the State of Victoria.

### **Why is it significant?**

East Melbourne and Jolimont Precinct is of **historical significance**. East Melbourne was one of the earliest Melbourne suburbs surveyed by Robert Hoddle in 1837. His plan included the Government and Police Magistrates paddocks, in the future Yarra Park, where two significant early public figures, Superintendent of the Port Phillip District, Charles La Trobe and Police Magistrate Captain, William Lonsdale, took up residence in the late 1830s. The presence of these early administrators, coupled with the substantial Mounted Police Barracks in Yarra Park, emphasises the importance of East Melbourne in terms of nascent colonial administration and law enforcement in Port Phillip. Aboriginal scar trees also survive in the park, reminders of

its importance as an Aboriginal ceremonial gathering and camping place, and the source of rich natural resources. Hoddle also prepared a grid plan for residential subdivision of East Melbourne in 1842, which was revised in 1848 to accommodate the future Fitzroy Gardens. Bishops court, the Episcopal residence of Anglican Bishop Perry, was the first dwelling in the subdivision, constructed in 1853. It helped to establish East Melbourne as a highly prestigious residential area which subsequently attracted the professional and business classes, and many prominent figures in government, politics, law, medicine, architecture and the arts. The suburb was associated with Eastern Hill, the focus of civic, ecclesiastical, educational and institutional development from the 1840s, and the future site of St Patrick's Cathedral. It was also on the fringe of the developing Parliamentary and Treasury precincts, the seat of government in Victoria. Jolimont was mostly developed later, but notably included the 1850s subdivision of La Trobe's earlier Jolimont Estate (in the former Government Paddock). Major roads and boulevards border or traverse the precinct, several of which were historically important thoroughfares heading east out of the city. Wellington Parade, Hoddle Street and Victoria Parade were envisioned by Robert Hoddle as major routes out of Melbourne, their status confirmed in the *Roads Act* of 1853. The precinct is also significant for its historic parks and gardens, with Yarra Park and Fitzroy Gardens two of the ring of parks reserved by La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. The first game of Australian Rules football was played in Yarra Park in 1858; Melbourne Cricket Club also established a cricket ground in the park, which evolved into the internationally renowned stadium, the Melbourne Cricket Ground (MCG). The MCG was also home to the Melbourne Football Club which was established in 1859 and is one of the oldest football clubs, of any code, in the world. The stadium hosted the 1956 Olympic Games. Richmond Cricket Club also developed its own ground in Yarra Park, the Punt Road Oval, which in turn was home to the Richmond Football Club established in 1885.

East Melbourne and Jolimont Precinct is of **social significance**, and highly regarded in Melbourne for its historic streetscapes and buildings. Both Fitzroy Gardens and Yarra Park are also highly valued, with the former a popular place for passive recreation in proximity to Melbourne's CBD. The latter gains significance from being the setting for the MCG; the association of Yarra Park with the development of Australian Rules football is also of social significance.

The **aesthetic/architectural significance** of the East Melbourne and Jolimont Precinct largely rests in its Victorian-era development. The precinct is renowned for its high quality historic dwellings, including some of Melbourne's finest and earliest large houses of the 1850s and 1860s, complemented by later development including grand terraces in pairs and rows and substantial free-standing villas from the 1870s and after. There are also Edwardian dwellings and interwar duplexes and flat blocks. Within the precinct there are an unusually high number of individual properties included in the Victorian Heritage Register; and little replacement of first or original dwellings has occurred. East Melbourne's streets are mostly wide, straight and tree-lined, interspersed with parks and squares, following the highly regular gridded pattern of the 1840s subdivision. The major roads and boulevards historically attracted grander development. Clarendon Street was an early prestigious residential street, with several of Melbourne's most significant early residences constructed there, beginning with Bishops court in 1853. Jolimont also has significant historic residences. Lanes throughout the precinct are demonstrably of nineteenth century origin and function. Historic parks and gardens further enhance the aesthetic significance, including Fitzroy Gardens, the smaller squares of Powlett and Simpson reserves, and the extensive Yarra Park. These variously retain elements of their original or early landscape design, including specimen trees, mature tree avenues, perimeter and garden bed borders; and some remnant indigenous vegetation, including in Yarra Park. There are views into and out from the parks and gardens to the bordering residential areas. Yarra Park is dominated by the MCG and also hosts the Punt Road Oval. Fitzroy Gardens is an outstanding early public park in Melbourne, with an important collection of plants, some of which date to the nineteenth century. It also retains significant historic buildings and structures.

### 3.0 HO3 – North and West Melbourne Precinct

#### 3.1 History

North Melbourne and West Melbourne Precinct is located within the suburbs of the same name. The precinct developed as part of the extension of Melbourne to its north, associated with the mid-nineteenth century growth in population.

In the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended, although some allotments in Jeffcott and Batman streets to the north-west of the original Hoddle Grid had by this time been surveyed.<sup>67</sup> In 1849, a site was chosen for the Benevolent Asylum, on 'the summit of the hill overlooking the junction of the Moonee Ponds with the Salt Water swamp'. It was 'the most magnificent that could be well imagined peculiarly eligible for a public building'.<sup>68</sup> The foundation stone was laid in June 1850, and the asylum opened in 1851.<sup>69</sup> The location of the asylum at the then western end of Victoria Street interrupted the subsequent route of the thoroughfare.

In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne; the extension of the city to its north had effectively been formalised.<sup>70</sup> From La Trobe Street, King and Spencer Streets were extended towards Victoria Street on a curved north-west axis past the site of the flagstaff, later Flagstaff Gardens. The latter incorporating the high point of Flagstaff Hill, adjoins the south side of the precinct, and was historically an important viewing place in early Melbourne, and the site of a signal station which communicated with a similar station at Point Gellibrand (Williamstown). Flags flown from the flagstaff indicated the arrival of ships in Hobsons Bay;<sup>71</sup> and drew crowds to this early feature of West Melbourne.

North of Victoria Street, the new streets followed a more rigorous grid, on a north-south and east-west alignment. Flemington Road, on the northern boundary of North Melbourne, was based on an earlier track to Geelong with a crossing at the Saltwater (Maribyrnong) River.<sup>72</sup> The track was in place as early as 1840, and Flemington Road became a stock route to the Newmarket livestock saleyards, opened by 1859-60.<sup>73</sup>

Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853.<sup>74</sup> A plan of 1852 indicates that 'North Melbourne' referred to the allotments along Spencer and King streets, with an area called 'Parkside' to the north of Victoria Street. Parkside took in parts of what is now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West.<sup>75</sup> In January 1855, North Melbourne was proclaimed as the Hotham ward of the City of Melbourne, after Lieutenant Governor Sir Charles Hotham.<sup>76</sup> The Kearney plan of 1855 shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified by the 1860s, when allotments along Molesworth, Chapman, Erskine and Brougham streets were sold.<sup>77</sup> This elevated area became known as 'Hotham Hill', and had allotments of more generous proportions than the earlier subdivisions to the south; it was also subsequently developed with some substantial residences.<sup>78</sup>

The 1855 rate books for Hotham ward indicate that the majority of early residences in the precinct were small cottages constructed of wood, with some buildings of brick or stone. A commercial and civic precinct had developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small scale manufacturers including saddle and boot makers were also operating.<sup>79</sup> Development along Victoria Street related to its role as a main thoroughfare out of the city. The presence of saddle and tent makers, farriers and veterinarians,<sup>80</sup> also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne.

In March 1858, a reported 1500 residents of Hotham met to agitate for separation from the City of Melbourne, indicating an early level of political engagement by the local residents. In September 1859, the Borough of Hotham was proclaimed.<sup>81</sup> The first town hall was constructed on an elevated site at the corner of Queensberry and Errol streets in 1862-63, and was replaced in 1875-76 by the present municipal complex



designed by noted architect George Johnson. In 1887, the name of the Town of Hotham was changed to the Town of North Melbourne.<sup>82</sup>

West Melbourne also developed its own identity in the nineteenth century. It was an early residential suburb with mixed housing types, ranging from small dwellings and cottages through to more substantial villas and double-storey terraces. Substantial housing stock developed along the main thoroughfares of King, William and Dudley Streets, in conjunction with commercial and manufacturing land uses. More modest housing was located towards the West Melbourne Swamp and railyards.<sup>83</sup>

By the latter decades of the nineteenth century, the precinct was predominantly a working class area, accommodating workers and their families associated with many diverse commercial, manufacturing and small and large scale industrial operations. These were located in, or adjoined the current precinct area. By way of example, a row of terraces at 461 to 483 Queensberry Street, owned by prominent local resident John Stedeford, was occupied in 1890 by carpenters, a waiter, labourer, slipper maker, cab proprietor, tinsmith, broom maker, banker and a boarding house operator. Of the twelve properties in Scotia Street in this period, seven were occupied by labourers, with a bootmaker, joiner, saddler and folder also listed in the municipal rate books.<sup>84</sup> Likewise, residents of the south end of Chetwynd Street included a carrier, engine driver, traveller, barman, lithographer, boilermaker and a blacksmith.<sup>85</sup>

Larger industries and employers were located to the perimeter of the precinct. Queen Victoria Market was developed to the east from the mid-1850s; the Hay, Corn and Horse Market to the north at the intersection of Flemington Road and Royal Parade developed in the same period; while the Metropolitan Meat Market was established in Courtney Street in 1880. Abattoirs were also located outside the precinct area. Railway yards and rail infrastructure were to the south-west of the precinct. The West Melbourne swamp was made over in the late nineteenth century to become Victoria Dock, the main cargo port for the booming city of Melbourne.

A number of agricultural implement manufacturers were located in Hotham; timber milling occurred in the west of the precinct; tanners and soap manufacturers operated from Boundary Road; and the Melbourne Gas Works and Omnibus Company stables were situated on Macaulay Road.<sup>86</sup> Carriage works, foundries and factories can be seen on the MMBW plans of the 1890s, near the commercial centre of North Melbourne. Many of these were situated on the smaller streets and lanes of the precinct, which had developed off the principal streets.<sup>87</sup>

Religious denominations were well represented in the precinct, with the Catholic Church prominent among them. Within Hotham, reserves were set aside for the Presbyterian, Church of England, Wesleyan and Roman Catholic faiths.<sup>88</sup> Many large church buildings and schools were constructed throughout the precinct, including St Mary's Star of the Sea (1891-1900) on Victoria Street and the State School (1882) on Queensberry Street. By 1916, the population of North Melbourne was 17,000, of which 50 percent were Catholic, and a number of Catholic schools were established to service the community.<sup>89</sup>

During the nineteenth and twentieth centuries a number of political associations also formed in the suburb, including the North Melbourne Political Association (1850s); North Melbourne arm of the Liberal Association of Victoria (1880s); and the North Melbourne Political Labor League (1900s). Women's Suffrage League meetings were held at the North Melbourne Town Hall in the 1880s and 1890s, and anti-conscription meetings were held in the suburb in World War I.<sup>90</sup>

In 1869, the North Melbourne Football Club was formed, being one of the earliest Australian Rules football clubs. Its players were colloquially known as the 'shinboners', believed to be a reference to the local abattoir workers.<sup>91</sup> The club's first games were played in Royal Park, and for a time it was known as the Hotham Football Club. Together with the cricket club of the same name, the football club played games at the Arden Street Oval, just outside the precinct boundary, from the 1880s. The historic ground has continued to be the home of the 'Kangaroos', an historic working class football club with its roots in the local community.

In 1905, the Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward.<sup>92</sup> In 1911, the Melbourne Benevolent Asylum was demolished, opening up Elm and

Miller streets for residential development and Victoria Street for traffic. In the mid-twentieth century, the State Government undertook a program of 'slum clearance' which resulted in the demolition of houses in a number of blocks in the precinct. Aside from Hotham Hill to the north, the precinct's character by this time derived from its residential and industrial uses.<sup>93</sup>

Much of West Melbourne's early housing stock was also demolished with the changing nature of the suburb throughout the twentieth century. Its earlier identity was to a large extent transformed with the growth of industry and manufacturing, and later again with the advance of corporate and office development out of the city.<sup>94</sup>

Another significant development in North Melbourne, was the opening of the swimming baths in December 1909, on the triangular site at the corner of Macaulay Road and Arden Street, adjoining the precinct. This occurred in the early twentieth century when municipal funded baths were being opened across Melbourne.<sup>95</sup>

Although small-scale manufacturing and industrial uses remain, particularly at the fringes of the precinct, North and West Melbourne's proximity to the city has seen it return to a favoured residential locality.

### 3.2 Description

The extent of the North and West Melbourne Precinct is identified as HO3 in the planning scheme maps.

Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

The precinct is predominantly residential, albeit many streets combine residential and mixed use development where dwellings are seen with commercial, manufacturing and industrial buildings. The precinct varies in terms of its intactness, with streets incorporating both historic and infill development; visible changes and additions to historic buildings; and numerous examples of adaptation of former manufacturing and industrial buildings (such as factories and warehouses) to residential and other uses. In the north-west of the precinct, which has comparatively intact residential streets, there is less commercial, industrial or infill development. Although the principal residential streets in the centre of the precinct are wide, much of the development to these streets is fine grained and modest. There is also variety throughout the precinct in building and allotment sizes, and building heights, styles, materials and setbacks.

The majority of residences are of brick construction, either face brick or rendered masonry, with some earlier buildings of timber and stone. There are a comparatively high number of early buildings in the precinct, including development of the 1850s and 1860s. Victorian terraces and modest cottages predominate, and are typically simply detailed with limited or no setbacks to the street, and on narrow allotments with long backyards giving onto rear lanes and ROWs. In some streets, there are unusually intact rows of modest single-storey dwellings, the survival of which is a significant characteristic of the precinct.

The precinct also has larger Victorian dwellings, including two-storey terrace houses of face brick or rendered masonry. These have verandahs, again generally limited setbacks, and typically lower scale rear wings. Larger terraces and detached houses are more common in the northern part of the precinct. This includes Flemington Road, which has a Victorian boulevard character and some grander residences, but also more modest development at the west end within the precinct.

The site of the former Benevolent Asylum in the south of the precinct, located between Miller, Elm, Curzon and Abbotsford streets, has Edwardian dwellings constructed from the early 1910s. These properties have larger allotments and deeper front setbacks; and dwellings of face red brick, with prominent gabled roofs.

The precinct has secondary or 'little' streets, including named lanes, which accommodate historic workers cottages, warehouses and workshops, and occasionally stables. Small scale early twentieth century industrial development was also typically established in the secondary streets, with a sometimes intricate network of

lanes giving access to these operations. Many of these latter developments replaced earlier often very modest dwellings, some of one or two rooms in size, as shown on the MMBW plans. These extremely modest workers cottages were therefore once more extensive.

Development on lanes to the rears of properties includes occasional historic outhouses such as water closets; rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access. The latter is generally not visible from principal streets, but more common to rears of properties.

Large brick warehouses, from the late nineteenth and early twentieth century, with no street setbacks and dominant building forms are located in the east of the precinct, including in the area concentrated on O'Connell and Cobden streets, north of Victoria Market.

Commercial development is concentrated on Errol, Leveson, Victoria and Queensberry streets. Errol Street is especially notable for its intactness and distinguished buildings, with commercial activity dating from the 1850s, and complemented by the remarkable town hall development of the 1870s. This street, together with this area of Queensberry Street, is the village focus of North Melbourne, and is given emphasis by the town hall tower which has historically dominated the precinct and remains visible from distances. Victoria Street is also a highly intact commercial street, with consistent two-storey Victorian shops to both sides of the street, between Errol and Peel streets.

Historic commercial development throughout the precinct demonstrates many of the characteristics of late nineteenth and early twentieth century commercial/retail streets in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber-framed shop windows with timber stall boards or masonry plinths. First floor facades are more intact, with original windows and parapets. There are also original or early iron post-supported verandahs with friezes, including return verandahs to street corners.

The precinct has corner shops and corner hotels, including a concentration of hotels in the area around Victoria Market. The 'corner pub' is very common, with many established in the middle decades of the nineteenth century.<sup>96</sup> While many have been demolished or adapted to different uses, the ubiquitous corner hotel demonstrates an important aspect of the social life of the precinct's working class community.

Churches and ecclesiastical complexes, which are comparatively larger than those of many other inner Melbourne precincts and suburbs, feature prominently and are often sited to intersections. They include St Marys Anglican Church, the Catholic St Mary's Star of the Sea, and the former Presbyterian Union Memorial Church (now Uniting Church) which has a prominent spire. Their dominant forms have historically contrasted with the surrounding low-scale housing, and the church spires are often visible from distances.

Queensberry Street is a Victorian street, with diverse development along its length including ecclesiastical, civic, institutional, commercial and residential buildings. There is also a concentration of buildings included in the Victorian Heritage Register on or close to Queensberry Street, including St Mary's Anglican Church, the town hall complex, Queensberry Street State School (later the College of Printing and Graphic Arts), the Uniting Church in Curzon Street, and the former Cable Tram Engine House.

Social housing, dating from the latter decades of the twentieth century is also prevalent in North Melbourne, but mostly outside the precinct boundary.

### **3.2.1 Pattern of development**

Regarding subdivision, the centre of the precinct, between Victoria and Arden streets follows a regular grid pattern, with wide and long north-south and east-west streets. Secondary or 'little' streets connect with the main streets and roads and provide access through large blocks of development. This hierarchy

of streets reflects the original mid-nineteenth century road reservations; the wide and long streets also provide areas of the precinct with an open character, and internal views and vistas.

The regular grid changes north of Courtney and Molesworth streets, where the streets angle to the east to Flemington Road in the area of Hotham Hill; and south of Victoria Street where the streets angle to the west to meet those of the CBD grid, including William, King and Spencer streets, which extend out to the southern part of the precinct. The irregular juxtaposition of north-running streets angling east to meet Flemington Road generally reflects the street arrangement shown on the 1855 Kearney map. This pattern also gives rise to several large and irregular intersections in the north which allow for deep views into the precinct from Flemington Road, including along the wide Dryburgh, Abbotsford and Harcourt streets. Allotments associated with the elevated area of Hotham Hill are also more generous than those of the earlier subdivisions to the south.

The precinct also has large and irregular intersections where three or more streets meet at oblique angles; examples include the junctions of Errol, Courtney and Haines streets; Victoria, Curzon and King streets; Capel, William and Walsh streets; and Victoria, Leveson and Roden streets.

Flemington Road was historically important as a route to Geelong, and during the gold rushes as a route to the goldfields to the north-west of Melbourne. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. Flemington Road was one of these. Other historically important thoroughfares to the north of Melbourne, in or adjoining the precinct include Victoria, Peel and Elizabeth streets.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

### **3.2.2 Topography**

Topography has played an important role in the precinct. Elevated Hotham Hill in the north of the precinct slopes down to the south and west, and historically attracted more prestigious residential development. Historically a creek circled the south side of the hill, and flowed south and west to feed the low-lying West Melbourne Swamp. The latter formed a natural boundary to the area. Larger blocks and residences on Hotham Hill developed after the creek was drained and undergrounded.

The west of the precinct also historically afforded views to Melbourne's docks and wharves, where many of the precinct's residents were employed. The topography has in addition resulted in some buildings having entrances elevated off the ground, and building rows which step up or down, following the grade of streetscapes.

### **3.2.3 Parks, gardens and street plantings**

The precinct generally has limited open space, but with some triangular pocket parks. Flagstaff Gardens and Royal Park adjoin the precinct, as does the Arden Street Oval. Many of the principal north-south and east-west streets have street trees, including planes, elms and some eucalypts. These include Queensberry, Chetwynd, Leveson and Curzon streets, and most of the streets in the north-west of the precinct. Flemington Road is lined with elms on the precinct side.

## **3.3 Statement of Significance**

North and West Melbourne Precinct (HO3) is of local significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

### **What is significant?**

North and West Melbourne Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north and west during a period of significant population growth. Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range. The precinct is mainly residential, but with historic mixed use development, and several commercial streetscapes. Mature street plantings and rows are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth century building characteristics including:
  - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
  - Hipped roof forms with chimneys and parapets; verandahs which are simply detailed or have more decorative cast iron work; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Comparatively high number of buildings of the 1850s and 1860s.
- Modest workers' cottages as the common housing type, often in consistent and repetitive terrace rows, with simple forms and detailing.
- Other development including larger Victorian dwellings and two-storey terrace houses; Edwardian dwellings on the site of the former Benevolent Asylum; and interwar buildings.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity and contrasting modest and larger buildings.
- Streets which display historic mixed uses including residential, commercial, manufacturing and industrial uses.
- Nineteenth and twentieth century hotel buildings and shops located on corners and within residential street blocks.
- Secondary or 'little' streets, including named lanes, with workers cottages, warehouses and workshops, occasional stables and small scale early twentieth century commercial and industrial development.
- Building forms with elevated entrances, and building rows which step up or down, following the topography and grade of streetscapes.
- Importance of Errol, Victoria and Queensberry streets, being some of inner Melbourne's most extensive and intact commercial streetscapes.
- Remarkable 1870s-80s civic development at the corner of Errol and Queensberry streets, with the town hall tower being a local landmark.

- Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.
- Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires.
- Important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes.
- Evidence of change and evolution in the precinct, with streets having buildings from different periods, and historic buildings such as former factories and warehouses adapted and converted to new uses.
- Nineteenth century planning and subdivisions as evidenced in:
  - Hierarchy of principal streets and secondary streets and lanes.
  - Regular grid of straight north-south and east-west streets in the centre of the precinct.
  - Contrasting street alignments in the north of the precinct, where streets angle east to meet Flemington Road; and in the south of the precinct, where the CBD streets extend to meet the precinct.
  - Large and irregular street intersections including three or more streets meeting at oblique angles.
  - Lanes which provide access to rears of properties and act as important minor thoroughfares.
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by street tree plantings including planes, elms and eucalypts.
- Importance of major roads and thoroughfares which border or traverse the precinct including Flemington Road, a grand Victorian boulevard which was historically the route to the goldfields; and Victoria, Peel and Elizabeth streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access.

### **How is it significant?**

North and West Melbourne Precinct is of historical, social and aesthetic/architectural significance to the City of Melbourne.

### **Why is it significant?**

North and West Melbourne Precinct is of **historical significance**, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to its north and west. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the north-west. Hotham Hill, in the north of the precinct, was a notable development from the 1860s, its elevated position attracting grander residential development. West Melbourne also developed its own identity in the nineteenth century, being an early residential suburb with mixed housing types, which was later largely transformed including through the expansion of industry and manufacturing. Major roads and streets which traverse or border the precinct, including Victoria, Peel and

Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road was envisioned by Robert Hoddle as major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. The working class history of the precinct is particularly significant, demonstrated in the characteristically modest dwellings and historic mixed use development, including the proximity of houses to commercial, manufacturing and industrial buildings, historic corner shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements.

North and West Melbourne Precinct is of **social** significance. Residents value its historic streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Victoria Market, Arden Street Oval and the city, is also highly valued.

The **aesthetic/architectural significance** of the North and West Melbourne Precinct largely rests in its Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and two-storey terrace houses. These are complemented by larger Victorian dwellings, Edwardian development on the site of the former Benevolent Asylum, and historic mixed use buildings, with the latter often located in residential streets. There is also some variety in building and allotment sizes, and building heights, styles, materials and setbacks. In the Hotham Hill area, residential streets are wide and elevated, and comparatively intact, with larger residences. In the precinct's south, development is finer grained. Large brick warehouses, from the late nineteenth and early twentieth century, are located in the east of the precinct near Victoria Market. The precinct also has some of inner Melbourne's most extensive and intact commercial streetscapes, including significant concentrations on Errol, Victoria and Queensberry streets. Errol Street is particularly distinguished by the remarkable 1870s civic development, with the town hall tower a significant local landmark. Throughout the precinct, principal streets connect with secondary or 'little' streets, reflecting typical nineteenth century planning. These secondary streets reinforce the 'permeable' character and pedestrian nature of the precinct, enhanced by the network of lanes which are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties. The lanes were also historically used to access small scale commercial and industrial operations, concentrated in the secondary streets of the precinct. Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts.

## 4.0 HO4 – Parkville Precinct

### 4.1 History

Parkville Precinct is located in the suburb of Parkville. The predominantly residential precinct developed in the second half of the nineteenth century in sections around the perimeter of Royal Park.

From the late 1840s, Superintendent of the Port Phillip District, Charles La Trobe, was investigating establishing parklands for the residents of Melbourne. In a letter to the Melbourne Town Council of 1850, La Trobe outlined his policy for reserving land for the 'recreation and amusement' of the people. The policy included 2,560 acres north of the town of Melbourne, which 'the City Council may now, or at any future time judge proper to set apart and conveyed to the Corporation of Melbourne as a park for public use'.<sup>97</sup> It is unclear when the name Royal Park was formalised, but it was in use by November 1854 and is likely to have been associated with the naming of the adjacent Princes Park.<sup>98</sup>

The establishment of Royal Park can be seen in the context of La Trobe's proposal to surround the city of Melbourne with a ring of parks and gardens, resulting in an inner ring of Fitzroy, Treasury, Parliament,

Alexandra and Royal Botanic Gardens and the Domain, and an outer ring including Yarra, Albert, Fawkner and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.<sup>99</sup>

Royal Parade, originally known as Sydney Road, ran between Royal Park and Princes Park, and forms the eastern boundary of the current precinct. It too was formalised by the early 1850s. In 1853, the University of Melbourne was established on the eastern side of the Sydney Road. The growth and success of the university has influenced development in Parkville, with the institution and the suburb historically connected.

A suburb designated as 'Parkside', associated with Flemington Road, formed part of the northern extension of Melbourne as planned by 1852.<sup>100</sup> Parkside took in parts of what is now Parkville and North Melbourne, to either side of Flemington Road and along Queensberry Street West. By 1855, there had been some subdivision on the south and west sides of Royal Park. A reservation for the Church of England was located in a small subdivision which included Church and Manningham streets to the west of the park; and to the south was the reservation for the Hay, Corn and Horse Market.<sup>101</sup>

In the 1860s, Royal Park was used by the Acclimatisation Society, which had formed in 1861. In 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo.<sup>102</sup> The failed Burke and Wills expedition departed from Royal Park in 1860, and was the most high profile event in the park's early history. By the late 1850s, cricket matches were also regularly played in the park, with Australian Rules football played there from the 1870s.<sup>103</sup> The use of the park for sporting activities has continued to the present day, and has included golf and baseball. In the 1880s, a railway line was constructed through Royal Park, with the Royal Park station giving access to the zoo. A cutting was made through the park to accommodate the line, revealing strata rock formations. A branch line from Royal Park to Clifton Hill was formed as part of the Inner Circle railway, which opened in 1888.<sup>104</sup> The park has also been used for military purposes since the nineteenth century, including being the site of a major training camp during World War I; and again during World War II when it hosted a camp for both Australian and American troops.

In 1868, there was controversy surrounding a proposal to alienate a portion of Royal Park for a narrow and largely linear subdivision abutting the west side of Royal Parade. To ensure an open landscape character was maintained, only one villa residence of stone or brick was permitted per allotment.<sup>105</sup> By 1872, a residential subdivision of smaller villa allotments had been created to the south of the intersection of what is now Gatehouse Street and Royal Parade. This subdivision created the east-west streets of Morrah, Bayles and Degraives, and the north-south streets of Fitzgibbons and Wimble.<sup>106</sup> In 1879, further subdivision and sale of land occurred in the suburb between Morrah Street, the newly named Story Street and along Park Street.<sup>107</sup> Gatehouse Street was also formed by 1879, with a wide median between it and Park Street, now known as levers Reserve,<sup>108</sup> allowing for the channelling of the creek bed that ran parallel to the two streets.<sup>109</sup>

Laneways were also created with the subdivisions. These for the most part provided access to the rears of properties, including access for services such as 'night carts'; and for horses stabled on properties, although stables were not common in the precinct due to its proximity to the city and early public transport.

The name 'Parkville' appears to have been adopted for the suburb by the mid-1870s, with newspaper reports referring to the Parkville cricket team in 1875.<sup>110</sup> By 1887, the *North Melbourne Advertiser* was reporting that 'the pretty suburb has advanced with giant strides.'<sup>111</sup> The newspaper also commented that 'the suburb is strictly a residential one, being marred with only one public house, and benefitted by a couple of grocers' shops and one butchering establishment.'<sup>112</sup>

However, Morrah Street developed as a small service area, with the 1890 *Sands & McDougall* directory listing a baker, bookmakers, chemist, grocer and painter operating on the north side of the street.<sup>113</sup> There were also a small number of shops along Royal Parade by this time, and a police station which had been established in the late 1870s.<sup>114</sup> The two-storey Parkville Post Office was constructed in 1889 in Bayliss Street, after residents lobbied for its location to be in the residential suburb rather than at the university as first proposed.<sup>115</sup>



It has been noted that the majority of dwellings in Parkville were erected between the early 1870s and early 1890s.<sup>116</sup> Certainly, MMBW plans of the 1890s show that by this time the three residential subdivisions of Parkville to the west, south and east of Royal Park were substantially developed, although some vacant allotments remained along Park Street. The vast majority of buildings in the suburb were constructed of brick, with more limited use of stone. While substantial detached villas set back from the street had been constructed on The Avenue (then Park Road), rows of single and double-storey terraces had been constructed in the southern part of the precinct.<sup>117</sup> The mostly two-storey houses along The Avenue and Gatehouse Street faced west to Royal Park, which by the late nineteenth century had assumed a more organised character, with roads and pathways providing access to different sections of the park.<sup>118</sup>

Development of the suburb continued into the twentieth century, with construction of residences on previously vacant allotments. An electric tramline was established through Royal Park in the 1920s.<sup>119</sup> University High School was constructed on the south side of Story Street in 1929, on the former horse market site, adjoining the present precinct boundary. In the mid-1930s, the former church site on Manningham Street was subdivided around the new street of St George's Grove.<sup>120</sup> Blocks of flats were also constructed along Morrah Street in the interwar period. In the mid-twentieth century, the Royal Children's Hospital moved from Carlton to the south side of Royal Park.

Parkville has retained its predominantly residential character, and relatively limited development has occurred in the suburb since the mid-twentieth century, particularly in the south of the precinct. Along The Avenue through to Royal Parade, there has been some infill development with the construction of modern apartment and office blocks.

Many of the suburb's residents have historically been professionals and academics, choosing to live in Parkville because of its proximity to the university, its colleges, and the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's.

## 4.2 Description

The extent of the Parkville Precinct is identified as HO4 in the planning scheme maps.

Royal Park, incorporating the Melbourne Zoological Gardens, is partly surrounded by, and also adjoins the precinct.

Significant and contributory development in the Parkville Precinct dates from the second half of the nineteenth century, with some limited development through to the interwar period.

Parkville Precinct is predominantly residential and a remarkably intact Victorian precinct, with very little replacement of the first or original dwellings. Residences include one and two-storey Victorian terraces, in pairs and rows; and some Edwardian and interwar buildings. Larger more substantial villas are in the north of the precinct, and throughout to prominent corners. Double-storey terraces are the dominant building form. Modest single-storey and single-fronted cottages have more limited representation.

Historic residential development is typically of high quality, with dwellings that are richly detailed and of high integrity. There are few modern buildings or visible additions to historic buildings. Most streets retain their original nineteenth century character, and many also have a consistent scale and regularity of dwelling types, form and materials. Rears of buildings have an unusually high level of visibility in parts of the precinct, including views of intact rear first floors.

Brick is the predominant construction material, with rendered masonry, face brick and some very fine examples of bi-chrome and poly-chrome brickwork. Other characteristics of residential buildings include verandahs with decorative cast iron work, the latter displaying a rich variety of patterns; verandahs and paths which retain original tessellated tiling; eaves lines and parapets which are detailed and ornamented, including

with urns and finials; and side or party walls which extend from the fronts of terraces, as per the nineteenth century fire regulations, and are often decorated.

A high number of original iron palisade fences on stone plinths survive to front property boundaries. Roofs are mostly hipped, slate cladding is common, and chimneys are prominent and visible. Smaller scale rear wings are also common to the two-storey terraces, and visible to street corners and lanes. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Other characteristics of development in the precinct include residences with lower ground floors or half-basement levels, reflecting the topography. There are dwellings with entrances below ground/street level on the west side of Park Drive.

North Parkville has more substantial historic dwellings, often free-standing, including on The Avenue and in the northern section of Royal Parade. The Avenue is distinguished by its long curving alignment, oriented to Royal Park to the west. It was historically, and remains, a street of some grandeur where large historic residences were constructed, notwithstanding the introduction of several large scale developments in the later twentieth century. Many of the grand residences have also been adapted to non-residential uses, with a consequent negative impact on settings, including the introduction of extensive car parking. The height of buildings on the street also varies, significantly in some instances. The southern area of The Avenue has smaller allotments by comparison, but still generous in size with some substantial nineteenth century terrace rows.

Royal Parade also historically attracted larger and grander residential development, as befits its boulevard status. Auld Reekie and Nocklofty are substantial and significant Edwardian dwellings constructed between 1906 and 1910. Deloraine Terrace, a significant row of Boom style 1880s terraces is also at the northern end of the parade. A concentration of significant non-residential development including the Uniting Church, former College Church, and historic former police station complex are located south of Macarthur Road.

South Parkville was developed with nineteenth century terrace housing, and is remarkably intact and consistent, with streets of high integrity and some of the best examples of historic terrace rows in Victoria. As with The Avenue, development in Gatehouse Street, predominantly two-storey Victorian terraces, also addressed Royal Park. Park Drive has a consistent Victorian character, and is distinguished through its width and central median. On the east side, there are several large and prominent Victorian villas, with substantial if irregular allotments, including to corners.

West Parkville, in the area centred on Manningham, Church and Southgate streets and St George's Crescent, provides some contrast in terms of streetscape character and development. It has a greater diversity of buildings, from nineteenth century dwellings to interwar and post-war residential development.

In the lanes, rear boundary walls to properties retain some original fabric, but the majority have been modified to accommodate vehicle access. Lanes also generally afford an unusually high level of visibility to the rears of properties, many of which retain intact first floor elevations and rear wings. Of note in this context is Levers Reserve, between Gatehouse Street and Park Drive, which is a wide reserve with flanking ROWs and provides both access to, and views of the rears of properties on the latter streets. Interestingly, stables to rear lanes are not typical of the precinct, reflecting its historical proximity to the city and early public transport.

There are few commercial or institutional buildings in the precinct; a small number are associated with the University of Melbourne. Civic buildings include the post office in the south of precinct.

#### **4.2.1 Pattern of development**

Much of the precinct area was subdivided on land released from Royal Park, or originally set aside for markets or other public purposes.

Residential subdivision patterns vary within the precinct, with three distinct areas. North Parkville has larger allotments, with this area mostly developed in the latter part of the nineteenth and early twentieth century. South Parkville has a more regular subdivision pattern, with a grid of connected streets and lanes, and a greater consistency of allotment sizes. In the west of the precinct, or West Parkville, the subdivision is more irregular, with smaller and larger allotments.

The precinct is associated with several important Melbourne thoroughfares and boulevards. Royal Parade was historically the main road from Melbourne to Sydney, and has had a major influence on development in the precinct. Flemington Road is another important early boulevard of Melbourne, and a boundary to the southern edge of the precinct. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. These routes included Royal Parade and Flemington Road.

More generally, the precinct's streets are typically wide, with deep footpaths and generous medians. Laneways run between and in parallel with the residential streets. Of particular note in this context is Levers Reserve, a distinctively shaped reserve which runs parallel between Gatehouse Street and Park Drive, and is wide at its south end and narrow at its north end. It is crossed by Story, Morrah and Bayles streets, and has a central landscaped median which is flanked by stone-pitched ROWS which are effectively secondary streets, providing access to the rears of properties to Gatehouse Street and Park Drive.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

#### **4.2.2 Parks, gardens and street plantings**

Royal Park, with its expansive open landform, is a dominant presence in the precinct. It is valued for its remnant indigenous vegetation, including trees, shrubs and grasslands, together with mature tree avenues and specimen trees, including exotics. It is notable, within the context of inner Melbourne parks, for its retention of indigenous vegetation and maintenance of its natural character. Open spaces are used for passive and informal recreation, with more formalised sports played on several ovals and related facilities. The park also affords generous views and vistas out, to the city and to development in Parkville to the east; and internal vistas which enable viewers to experience what is comparatively a vast park landscape within inner Melbourne.

There are also views to Royal Park from within the precinct, including from the east, south and west of the park.

Royal Parade is a leafy and treed boulevard. It is divided into three sections comprising the central full width main carriageway, separated from flanking service roads to either side by grassed medians and road plantations comprising elms planted in the early twentieth century. The service roads are also bordered by elm plantations and grassed medians, which on the west side provide expansive green settings to development on the eastern (Royal Parade) edge of the precinct.

As noted, Levers Reserve is a landscaped linear area extending from Bayles Street in the north to Flemington Road in the south; Gatehouse Street also has street plantings. In parts of the precinct, particularly in the north, deep front setbacks and front gardens to properties additionally contribute to the garden character of the precinct.

### **4.3 Statement of Significance**

Parkville Precinct (HO4) is of state significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

### What is significant?

Parkville Precinct is predominantly residential in character, and was developed in sections around the perimeter of Royal Park. Significant and contributory development dates from the second half of the nineteenth century, with some limited development through to the interwar period. Royal Park has historically comprised the majority of the precinct area, with historic residential subdivisions located to the south, east and west of the park. Within the park are extensive informal parklands, sporting facilities and the Melbourne Zoo. Landscaped medians and reserves, and mature street plantings and rows, are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth century building characteristics including:
  - Use of face brick, including bi-chrome and poly-chrome brickwork, and rendered masonry building materials.
  - Hipped roof forms with often visible and prominent chimneys, and slate cladding; eaves lines and parapets with detailing and ornamentation, including urns and finials; side or party walls extending from the fronts of terraces, and often decorated; verandahs with decorative cast iron work, including a rich variety of patterns; verandah floors and paths which retain original tessellated tiling; iron palisade fences on stone plinths; and limited or no side setbacks.
- Streets of consistent heritage character with dwellings of high quality and integrity, and few visible additions to historic buildings.
- Very high proportion of surviving first or original dwellings.
- South Parkville being an example of an area of particularly intact Victorian residential development.
- Residential character of the precinct emphasised by historically limited presence of commercial and non-residential development.
- Limited later development as evidenced in Edwardian and interwar buildings.
- Typically low scale character, of mainly two-storeys, with some single-storey and larger two-storey dwellings.
- Rears of properties, including rear wings and first floors, contribute to the heritage character where they are visible and intact.
- Historically important associations with the University of Melbourne and nearby hospitals.
- Larger scale development including multi-storey modern buildings mostly confined to parts of Royal Parade and The Avenue, with low scale historical development and minimal infill to the remainder of the precinct.
- Nineteenth century planning and subdivision as evidenced in:
  - Large allotments in the north of the precinct (North Parkville), on Royal Parade and along the curved alignment of The Avenue.

- Regular grid and typical hierarchy of principal streets and lanes, with greater consistency of smaller allotment sizes in the south of the precinct (South Parkville).
- Irregular subdivision, with smaller and larger allotments, in the west of the precinct (West Parkville).
- Levers Reserve.
- Importance of major roads and thoroughfares which border the precinct, with their historical status demonstrated in surviving significant development, including Royal Parade with its larger and grander residences. Flemington Road is another important early Melbourne boulevard.
- Dominance of Royal Park beyond the precinct, with its expansive open landform, and relationship with the adjoining The Avenue and Gatehouse Street.
- Views into and out from Royal Park to bordering development and beyond.
- Importance of gardens and treed character, including generous grassed medians, and deep front setbacks and front gardens to properties, particularly in the north.
- Stature of Royal Parade is enhanced by street tree plantings and rows, wide grassed medians and deep footpaths.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

### How is it significant?

Parkville Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

### Why is it significant?

Parkville Precinct is of **historical significance**, as a remarkably intact Victorian-era precinct, with high quality historic residential development, dwellings that are richly detailed and of high integrity, and graceful streets of consistent heritage character. The precinct developed in the second half of the nineteenth century to the perimeter of Royal Park, on land which was alienated from the park or originally set aside for markets or other public purposes. The relationship with the park is reflected in the suburb's name. Royal Park was established in the 1840s as one of the ring of parks and gardens reserved by Superintendent of the Port Phillip District, Charles La Trobe. This was a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. An early high profile event in the park was the departure of the failed Burke and Wills expedition in 1860; and in 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo. Royal Park is also significant for its long association with sport and recreation, both formal and more passive. Royal Parade on the eastern side of the precinct was formalised by the early 1850s, and is historically significant as the main road from Melbourne to Sydney. The parade, with Flemington Road, was envisioned by Robert Hoddle as a major route out of Melbourne, the status confirmed in the *Roads Act* of 1853. The establishment of Royal Parade also had a major influence on development in the precinct, including attracting larger and grander residences to the west side of the road, as befits its boulevard status. The University of Melbourne was established on the eastern side of the road in 1853, and has historically been strongly linked to the precinct, with many academics taking up residence as did professionals attracted by proximity to the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's. The majority of residences were constructed between the

early 1870s and early 1890s, with the precinct rapidly established as a prestigious residential area. Little in the way of commerce or other non-residential land uses were established in the precinct.

Parkville Precinct is of **social significance**. It is highly regarded in Melbourne for its intact Victorian streetscapes and buildings. Residents of the precinct also value the heritage character of the suburb, and demonstrate a strong sense of community and ongoing association with Parkville. Royal Park is also highly valued, both locally and more widely. For residents of the precinct, a highly regarded attribute of living in the suburb is the proximity to the park and the opportunity it presents for formal and informal recreation and the appreciation of its landscape character and qualities.

The **aesthetic/architectural significance** of the Parkville Precinct largely rests in its Victorian-era development. It is one of Melbourne's most intact Victorian precincts, with comparatively few modern buildings or visible additions to historic buildings, and very little replacement of original dwellings. Two-storey terraces are the dominant building form, complemented by single-storey dwellings and more substantial villas and large houses, some of which are highly ornate and sited at prominent corners. South Parkville in particular is remarkably intact and consistent, with some of Victoria's best examples of historic terrace rows. Different subdivision and development patterns are also evident in the northern, southern and western areas of Parkville. North Parkville is distinguished by large allotments and substantial often free-standing historic dwellings; South Parkville has a more regular grid of streets and lanes, and greater consistency of allotment sizes and building forms; and West Parkville has a more irregular pattern with smaller and larger allotments, and greater building diversity. Lanes are a significant feature of the precinct, and demonstrably of nineteenth century origin and function. Royal Park is of aesthetic significance, as a vast park landscape within inner Melbourne and a dominant presence adjacent to the precinct. It has remnant indigenous vegetation and tree avenues and specimen trees. The park affords views and vistas out, to the city and development in Parkville; complemented by generous internal vistas. The historic relationship between Royal Park and the precinct is reflected in development on the adjoining frontage of The Avenue and Gatehouse Street, where often substantial dwellings address the park. The precinct is additionally significant for its treed and garden character, reflected again in the parks and open spaces, including Levers Reserve; wide streets with deep footpaths and generous grassed medians; and deep front setbacks and front gardens to properties, particularly in the north of the precinct.

## 5.0 HO6 – South Yarra Precinct

### 5.1 History

South Yarra Precinct is located within the suburb of South Yarra. The suburb was developed from the 1840s, on mostly elevated land on the south side of the Yarra River.

Residential development in the precinct area began in the 1840s, after closure of an Aboriginal mission located on the south bank of the Yarra River between 1837 and 1839. In 1840, a survey plan was prepared by T H Nutt for 21 large 'cultivation' allotments on the south of the river.<sup>121</sup> Although this plan was subsequently amended by Charles La Trobe, Superintendent of the Port Phillip District, to provide for extensive parkland and government reserves, thirteen remaining allotments north of the future Toorak Road (then the road to Gardiner's Creek) were sold in 1845-1849. These large rectangular allotments influenced the later layout of streets in South Yarra, including in the centre and east of the precinct.<sup>122</sup>

Early land owners included J Anderson and H W Mason, both of whom had streets named after them. The elevated land, with the high point of Punt Hill close to the intersection of today's Punt and Domain roads, was especially attractive to new residents, including wealthy graziers (as their town base), city merchants and professionals, and members of the legal profession.<sup>123</sup>

The establishment of public parks and gardens in and adjoining the precinct was highly influential in its subsequent development. They can also be understood in the context of a proposal, largely credited to La

Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including the Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes Parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.<sup>124</sup>

When La Trobe amended Nutt's earlier subdivision plan in the early 1840s, he provided for the site of the future Government House. The Royal Botanic Gardens (RBG) reserve was also identified to the east of the Government House Reserve in 1846.<sup>125</sup> Within the larger Crown land area, other designations and reserves eventually included Kings Domain, Queen Victoria Gardens and Alexandra Gardens, the latter adjoining the Yarra River. Later development associated with the reserves included the establishment of the National Herbarium, with the collection started in the early 1850s by Ferdinand von Mueller, the first Government Botanist of Victoria; the Melbourne Observatory to the south-west of the Government House Reserve, started in 1861; and the relocation of La Trobe's cottage from Jolimont to the Domain in 1963, on a site off Birdwood Avenue. The latter is a conjectural reconstruction of the cottage, as originally built for La Trobe and his family in the late 1830s.<sup>126</sup>

Von Mueller was appointed Director of the RBG in 1857, and introduced exotic plants from overseas and elsewhere in Australia. He also oversaw the establishment of a systems garden, treed walks, and the lagoon with islands; and added structures such as glasshouses, a palm house, iron arbours, gates, fences and animal enclosures. However, it is the later layout of the gardens, as overseen by William Guilfoyle between 1873 and 1909, which has largely been retained.<sup>127</sup>

Government House was constructed between 1872 and 1876, and consists of a complex of buildings, including the vice-regal apartments and State Ballroom, in substantial grounds. The dominant tower, rising some 45 metres, is a landmark, and visible from distances around, including from the Botanic Gardens. Government House is one of Australia's grandest historic residences, and regarded as one of the finest examples of nineteenth century residential architecture in Australia.<sup>128</sup>

The Melbourne Observatory comprises buildings and elements constructed between 1861 and 1945, including the main Observatory Building, Great Melbourne Telescope Building, Equatorial Building, Magnet House, Astronomer's residence and obelisk. The complex was the focus of astronomical, magnetic and meteorological scientific investigation in nineteenth century Melbourne, and was instrumental in providing Victoria with accurate time, as well as meteorological statistics.<sup>129</sup>

The National Herbarium is the oldest scientific institution in the state. While the current building was constructed in the 1930s, and later extended, it houses a collection of approximately 1.5 million dried plant, algae and fungi specimens, the majority of which are Australian, and about half of which were collected before 1900.<sup>130</sup>

St Kilda Road, which borders the west of the precinct, was an early track to St Kilda and Brighton. With construction of the bridge over the Yarra River in 1845, and early land sales in St Kilda and Brighton, use of the road increased, as did its status.<sup>131</sup> Within the general precinct area, St Kilda Road evolved into a favoured address for a range of institutions. Over a relatively brief period in the 1850s and 1860s, these included Melbourne Grammar School (1855); Royal Victorian Institute for the Blind (1866); Victorian Deaf and Dumb Institution (1866); Alfred Hospital (1869); Royal Freemasons Homes (c. 1864); Wesley College (1864); and the Immigrants' Home (1853) near Princes Bridge, since demolished.

In 1862, the name 'Fawkner Park' was applied to the reserve in the south of the current precinct, as a tribute to John Pascoe Fawkner, one of Melbourne's founders.<sup>132</sup> In October that year, a series of large villa allotments were subdivided from the western edge of the park along St Kilda Road.<sup>133</sup> The South Yarra State School was established on the east side of the park by the late 1870s.<sup>134</sup>

The Kearney map of 1855 shows development in South Yarra to be a mix of large residences on substantial allotments, and scattered small buildings along the main thoroughfares and lanes which had developed after

the initial land sales.<sup>135</sup> Large estates in or adjoining the precinct area included Airlie, St Leonards, Fairlie House, Ravensburgh House and Maritimo. The 1855 map also shows that the Botanic and South Yarra Club hotels had been established on the south side of Domain Road; with the South Melbourne and Homerton hotels at the west end of Gardiner's Creek Road, now Toorak Road. The *Sands & McDougall* directory of 1862 records few commercial buildings in the precinct; a grocers and butcher were located in Millswyn Street.<sup>136</sup> This early commercial development on Millswyn Street, which grew to include greengrocers, a milk bar, laundry and hotel, has been described as 'the commercial hub' of this part of South Yarra, and a more important shopping area than Domain Road.<sup>137</sup> A retail centre also later developed on Toorak Road, to the east of Punt Road, outside the precinct boundary.

In 1862, the name 'Fawkner Park' was applied to the reserve in the south of the current precinct, as a tribute to John Pascoe Fawkner, one of Melbourne's founders.<sup>138</sup> In October that year, a series of large villa allotments were subdivided from the western edge of the Park along St Kilda Road.<sup>139</sup> Pasley Street, and the adjoining Park Place, were also created out of a subdivision of the eastern area of Fawkner Park, with the earliest houses built in the 1860s.<sup>140</sup> The South Yarra State School was established on the east side of the Park by the late 1870s.<sup>141</sup>

Although the suburb remained predominantly residential, in the 1880s and 1890s additional commercial operations opened on Domain Road and Millswyn Street.<sup>142</sup> The Wimmera Bakery building in Millswyn Street, for example, was constructed next to Morton's Family Hotel, with three grocers and two butchers amongst other shops located on the street by the 1890s.<sup>143</sup> Few industrial or large commercial buildings were located within the precinct, an exception being the Mutual Store Company's property off St Martins Lane, where the company replaced their c. 1880s livery stables with a new warehouse in c. 1924.<sup>144</sup>

Through the late nineteenth century, many of the earlier large estates were subdivided into smaller allotments, including the South Yarra Hill estate between Park and Leopold streets, and the creation of Mason Street in the late 1880s. The east side of Park Street was originally part of HW Mason's earlier landholding. The majority of allotments on the east side of the street were not released for sale until the 1880s, resulting in what has been described as 'a more cohesive housing type with many elaborate and imposing terraces'. In contrast, the west side of the street was developed in stages, with a more 'eclectic range of housing types'.<sup>145</sup>

By the end of the nineteenth century, the suburb of South Yarra, west of Punt Road, was substantially developed with a mix of substantial and modest residences. The centre of the precinct, in the block between Millswyn and Leopold streets, comprised relatively high density development of terrace pairs and detached villas. There also remained a number of larger residences to the east and west of the precinct and towards the river, including Moullrassie, Goodrest and Maritimo on Toorak Road, and Fairlie House on Anderson Street.<sup>146</sup>

By the interwar period, the urban character of South Yarra was changing. The *Argus* noted that development of residential flats was 'one of the features of architectural work in Melbourne' in this period, and South Yarra came to be regarded as 'one of the best [suburbs] in Melbourne' for this type of development.<sup>147</sup> New streets also continued to be formed from the subdivision of the earlier estates, and demolition of nineteenth century mansions. Marne Street was created following subdivision of the extensive grounds of Maritimo in the early 1920s. The mansion itself was demolished in 1928, after the death of its owner J F W Payne.<sup>148</sup> Fairlie Court was created on the site of Fairlie House; and St Leonards Court was formed following demolition of the substantial residence, St Leonards.<sup>149</sup>

Marne Street was created following subdivision of the extensive grounds of Maritimo. The mansion was demolished in 1928, after the death of its owner JFW Payne<sup>150</sup> and the street was developed in two main stages between 1919 and 1928.<sup>151</sup> By 1940, Marne Street was extensively developed with flat blocks such as Marne Court, Moore Abbey, Balmoral flats, Maritimo flats and Garden Court;<sup>152</sup> and noted architects involved in the design of the developments included Joseph Plottell, Edward Bilson, Arthur Plaistead and Robert Hamilton.<sup>153</sup>

The replacement of earlier buildings with flat blocks was met with some opposition, with concerns that the area was being 'exploited for commercialism'.<sup>154</sup> Other developments attracted media attention for their modernity,



including St Leonards (1939) in St Leonards Court, in which the owner installed 'modern household appliances and equipment'.<sup>155</sup> The popularity of flat block developments continued into the post-war period, with the *Argus* noting that 'many small attractive blocks of flats ... are regarded as good investments'.<sup>156</sup>

Development also continued in the parks and gardens in and adjoining the precinct. Between 1927 and 1934, the Shrine of Remembrance was constructed in Kings Domain. It is Victoria's principal war memorial, conceived following World War I, and built on an elevated and formally landscaped site adjacent to St Kilda Road. The design was classically derived, drew on symbolic Greek sources and incorporated a variety of Australian materials.<sup>157</sup> Another significant development was the Sidney Myer Music Bowl, also constructed in Kings Domain, off Alexandra Avenue. The Bowl was gifted to the people of Melbourne by the Myer family, and named after the founder of the Myer department store empire. Design and construction of the 1958 Bowl involved some of Melbourne's most innovative architects and engineers, and its tensile construction system is regarded as a technical tour de force.<sup>158</sup>

South Yarra has remained a popular and prestigious residential suburb characterised by its proximity to parks and gardens and the Yarra River.

## 5.2 Description

The extent of the South Yarra Precinct is identified as HO6 in the planning scheme maps.

The Royal Botanic Gardens and National Herbarium, Government House and Government House Reserve, Melbourne Observatory, La Trobe's Cottage, Shrine of Remembrance, Sidney Myer Music Bowl, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are largely within or immediately adjoin the precinct.

Significant and contributory development in the precinct dates from the 1850s to the mid-twentieth century, including the post-World War II period.

Residential development includes modest nineteenth century cottages; two-storey terraces in pairs and rows; Victorian and Edwardian free-standing villas and large houses; and interwar and mid-twentieth century development including flat blocks. The precinct is noted for its high quality buildings, many of which were designed by prominent architects. While nineteenth century development is well represented, the twentieth century is also an important period in the evolution of the precinct.

Houses are single or double storey, although there is some variety in historic two-storey heights; and also flat blocks of two-three storeys, with some taller examples. Two-storey dwellings typically have lower scale rear wings. Some very fine large historic houses are located in the precinct, on generous allotments and in garden settings.

Most buildings are of masonry construction, including face brick and rendered exteriors; weatherboard is uncommon; and the early institutions to St Kilda Road include stone buildings. Of the Victorian and early twentieth century development, decorative and often ornate cast iron work is a feature, with the smaller cottages more simply detailed. Parapets are prominent, and often detailed and ornamented, including with urns and finials; and side or party walls extend from the fronts of terraces, as per the nineteenth century fire regulations. Slate roofing is common, and chimneys are prominent. Roofs can be hipped and gabled and can vary in their visibility, being prominent elements of building design, or less visible and concealed by parapets. A high number of original iron palisade fences with stone plinths survive.

Pockets of more modest Victorian development, including cottages are typically found away from the main streets and thoroughfares, including on Mason, Hope, Leopold and Little Park streets, and St Martin's Lane. Larger and grander residences front the principal streets and roads in the precinct, including Domain Road, Toorak Road West, Park Street, Anderson Street and also Pasley Street on the east side of Fawkner Park. A consistent pattern is one of larger residences facing the parks, including Fawkner Park and the Royal Botanic

Gardens. Park Street is a particularly wide street, carrying the tramline, with a collection of imposing Victorian and early twentieth century residences, with elevated entrances; and interwar flat blocks.

Interwar development, including flat blocks, display many features of the period. These include face brickwork which is often patterned and finely executed, or rendered surfaces, or combinations of face brick and render; curved window and corner bays; slim and simply detailed awnings or canopies; externally expressed stair bays; art deco detailing to iron work; large windows, often steel-framed; balconies with brick or iron balustrades; and hipped or flat roofs, with plain but sometimes prominent parapets. The earlier blocks have Tudor Revival detailing, including half-timbered gable ends. The later blocks, of the 1940s and post-World War II period are stripped of ornamentation, with plain walls and strongly expressed forms. Many of the flat blocks are built close to the street, with limited setbacks. Marne Street, St Leonards Court, Fairlie Court and Alexandra Avenue are noted for early twentieth century and interwar development, and incorporate a variety of architectural styles in houses and flat blocks. Marne Street in particular has been described as having a 'much higher architectural standard' than other concentrations of interwar flat block development. Domain Park Towers, on Domain Road, is a noted early high rise apartment development, designed by Robin Boyd and completed in 1962.

The precinct generally has limited commercial development, albeit with a small concentration on Domain Road turning into Park Street, where the junction is marked by a double-storey commercial corner building on a curved plan. On Domain Road, the commercial buildings are of mixed character, between one and three storeys, with typically modified ground floor shopfronts and mostly intact upper level facades, including prominent parapets. They include buildings of early twentieth century origin. A small group of former commercial buildings are also located on Millswyn Street, mostly adapted to residential use, including several shops, Morton's Family Hotel and the Wimmera Bakery.<sup>159</sup> Historically, there was limited industrial or manufacturing development in the precinct.

Institutional development is a strong feature, as outlined in the historical overview, with notable institutions in and adjoining the precinct boundary, including to St Kilda Road. Melbourne Girls Grammar School is also prominent in the elevated area of Anderson Street; and Christ Church dominates the intersection of Toorak and Punt roads.

Other significant public and institutional development is associated with the various parks and gardens within or immediately adjoining the precinct, including Government House, the Melbourne Observatory, National Herbarium, Shrine of Remembrance, Sidney Myer Music Bowl and La Trobe's Cottage.

### **5.2.1 Pattern of development**

Subdivision in the precinct did not necessarily proceed in an orderly manner, and it has been noted that residential areas were 'not planned, developing from the 1840s to the end of the nineteenth century through small private subdivision of the very early government land sales'.<sup>160</sup> However, the early large allotments north of the future Toorak Road, as sold in the second half of the 1840s, still influenced the planning and layout of future streets, particularly in the centre and east of the precinct.

The ongoing re-subdivision and reduction in size of the large nineteenth century estates is a distinctive characteristic of the precinct, and generally occurred from the latter decades of the nineteenth century through to the interwar period. Some of the early estates were broken up into quite small allotments, an example being the fine-grained subdivision between Park and Leopold streets; Mason Street was also created and subdivided in a similar way in the late 1880s. In the interwar period, many of the flat blocks were built on allotments created from the historic nineteenth century estates. Some were also built on the sites of demolished early mansions.

The precinct is noted for its principal roads and boulevards, and network of mainly north-south running residential streets, on a regular grid. This is particularly noticeable in the central part of the precinct, between Toorak and Domain roads, with the latter on east-west alignments. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. Principal

roads and boulevards include St Kilda, Toorak, Domain, and Punt roads; Alexandra Avenue; and Park and Anderson streets.

Several of the principal roads were historically major thoroughfares south of the city, including as noted St Kilda Road. The development of this road, after its humble beginnings as a track to St Kilda and Brighton, came after the *Roads Act* of 1853, which provided for a number of wide (3 or 4 chains) routes out of Melbourne. The roads were indicative of the foresight of Surveyor-General, Robert Hoddle in his planning for the growing city.

Punt Road, on the eastern boundary of the precinct, was a relatively quiet thoroughfare leading to the punt crossing and pedestrian bridge over the Yarra River. However, traffic increased throughout the twentieth century with the improved river crossing, and the connection with Hoddle Street to the north created one of Melbourne's most direct and busiest north-south thoroughfares.<sup>161</sup>

### **5.2.2 Topography**

Much of the precinct occupies elevated land on the south side of the Yarra River. The high point of the area is Punt Hill, near the intersection of today's Punt and Domain roads. From here the land slopes steeply to the north to the Yarra River, and more gently down to the west and south. On the west side of Punt Road, in the precinct, the steep slope up the hill is evident in the building forms, constructed to step up the grade.

Elsewhere in the precinct, the topography has influenced building forms, including towers to grander residences, and dwellings with generous verandahs which take advantage of available views to the river or to the parks and gardens which abut many of the streets. Entrances are also sometimes elevated off the street. When approaching from the north on Punt Road, development on the hill in the precinct is clearly evident.

### **5.2.3 Parks, gardens and street plantings**

There is an abundance of historic parks and gardens largely within or immediately adjoining the precinct. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens and Alexandra Gardens. The parks often retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, and mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains.

Within the parks and gardens are significant historic developments including Government House, the Melbourne Observatory, National Herbarium, Sidney Myer Music Bowl and La Trobe's Cottage. The Shrine of Remembrance has its own highly formal axial landscape. The extensive grounds of Melbourne Grammar School, and Wesley College in the south of the precinct, also contribute to the landscape character of the precinct.

Development facing the parks and gardens typically has views into the landscapes; with views also available out from the parks. From the west side of Punt Road, Fawkner Park can be glimpsed along the streets running west off the road, including Pasley Street south and north.

Gardens are a characteristic of residences in parts of the precinct, particularly with the larger residences many of which have generous front gardens and setbacks.

There are also treed streets, including most located between Punt Road and Anderson Street; Anderson Street itself which has elms on the west (Botanic Gardens) side; and Alexandra Avenue, bordering the Yarra River. Toorak Road West is very treed, as is Marne, Millswyn, Pasley, Arnold and Bromby streets. St Kilda Road stands out in this context, with its mature street plantings and wide grassed medians emphasising its historic grand boulevard character.

### 5.3 Statement of Significance

South Yarra Precinct (HO6) is of state significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

#### What is significant?

South Yarra Precinct is predominantly residential, where significant and contributory development dates from the 1850s through to the mid-twentieth century, including the post-World War II period. While nineteenth century development is well represented, the twentieth century is also an important period. The precinct is renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public parks and gardens, and public institutions, including the Royal Botanic Gardens and National Herbarium; Government House and Government House Reserve; Melbourne Observatory; Shrine of Remembrance and Sidney Myer Music Bowl. Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are also largely within or immediately adjoining the precinct. Mature street plantings and rows are also part of the significant development of the precinct. The precinct is generally bounded by Alexandra Avenue to the north; Punt Road to the east; Commercial Road to the south; and St Kilda Road to the west. A separate precinct area is located to the south of Commercial Road.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth and early twentieth century building characteristics including:
  - Use of face brick, rendered masonry and bluestone building materials, the latter typical of the early institutional buildings.
  - Hipped and gable ended roof forms with often visible and prominent chimneys, slate or tile cladding; prominent parapets, with urns and finials; side or party walls extending from the fronts of terraces; verandahs with decorative and often ornate cast iron work and tiled verandah floors, and timber verandahs and friezes in the Edwardian dwellings; iron palisade fences on stone plinths.
- Typical interwar building characteristics including for flat blocks:
  - Use of face brickwork, often patterned, or rendered surfaces, or combinations of face brick and render building materials.
  - Hipped or flat roof forms, with plain but sometimes prominent parapets, and plainly detailed chimneys; curved window and corner bays; externally expressed stair bays; art deco iron work; large windows, including steel-framed; and balconies with brick or iron balustrades.
- Later development, of the 1940s and after, is generally stripped of ornamentation, with plain walls and limited detailing.
- Substantial villas and large houses are typically located on principal streets and roads, or address the parks and gardens.
- High proportion of buildings designed by prominent architects.

- Typically low scale character, of one and two-storeys, with some variety in historic two-storey heights; and flat blocks of two-three storeys, with some taller examples.
- Significant nineteenth century institutional development on St Kilda Road.
- Significant nineteenth century scientific and vice-regal development associated with the Royal Botanic Gardens and Government House Reserve.
- Public places of social significance in the Kings Domain including the Shrine of Remembrance and Sidney Myer Music Bowl.
- Nineteenth and early twentieth century planning and subdivision as evidenced in:
  - Hierarchy of principal streets and secondary streets and lanes.
  - Layout and planning of some streets in the centre and east of the precinct reflects the boundaries of the large 1840s estates.
  - Later and ongoing reduction of the early landholdings seen in varied subdivision patterns and allotment sizes.
  - General pattern of large allotments in the east and west of the precinct, and more finely grained allotments in the centre.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including St Kilda, Toorak, Domain and Punt roads; Alexandra Avenue; and Park and Anderson streets.
- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestigious status.
- Views into and out from the parks and gardens to the bordering residential areas.
- Importance of gardens and front setbacks to dwellings, particularly the larger residences; and street tree plantings to streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.

### How is it significant?

South Yarra Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

### Why is it significant?

South Yarra Precinct is of **historical significance**. Development commenced in the precinct in the 1840s, when large 'cultivation' allotments were sold north of the future Toorak Road, and substantial estates were established. The elevated land, including the high point of Punt Hill, attracted wealthy graziers and city merchants and professionals, including members of the legal profession. The subsequent re-subdivision and ongoing reduction in the size of the early estates is a precinct characteristic, with diverse subdivision patterns and small and large allotments resulting. In the later nineteenth century, modest dwellings were generally constructed on the small allotments; while in the interwar and later periods, flat blocks were built on the large allotments, in some instances on the sites of demolished early mansions. South Yarra also became a focus for this new form of residential development in Melbourne, the popularity of which continued into the post-war period. Significant public and institutional development is located within or abutting the precinct, and includes schools, churches and public welfare institutions. The Melbourne Observatory and National Herbarium are significant nineteenth century scientific developments; while Government House reflects the status of the vice-

regal presence in nineteenth century Melbourne. The Shrine of Remembrance and Sidney Myer Music Bowl are significant twentieth century developments. The establishment of public parks and gardens in and adjoining the precinct was also highly influential in the precinct's development. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park. Several of these were included in the ring of parks reserved in the 1840s by the Superintendent of the Port Phillip District, Charles La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. Important historic roads in the precinct include St Kilda and Punt roads. St Kilda Road was envisioned by Robert Hoddle as a major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. In a relatively brief period in the 1850s and 1860s, several significant public institutions were also established along the road.

South Yarra Precinct is of **social significance**. It is highly regarded for its extensive parks and gardens and significant public buildings and institutions. The Royal Botanic Gardens are the premier public gardens in the state, and much valued by the Victorian community. The Shrine of Remembrance is also a significant public memorial, and the pre-eminent war memorial in the State. Since 1934, it has been a focus for public commemoration and events, including annually on Anzac Day and Remembrance Day; and also a place for private reflection. The Sidney Myer Music Bowl has been a popular venue for concerts and performances since it opened in 1958.

The **aesthetic/architectural significance** of the South Yarra Precinct derives from Victorian development through to development of the mid-twentieth century and post-World War II period. Residential development includes modest nineteenth century cottages, two-storey terraces in pairs and rows, substantial free-standing villas and large houses, and interwar and later flat blocks of which the precinct has many distinguished examples. The larger houses typically front principal streets and roads, or address the various parks. The precinct is also noted for high quality and architect designed buildings. The large estates of the 1840s, which were subsequently re-subdivided, influenced the planning of later streets including the regular arrangement of north-south streets in the centre and east of the precinct. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. An abundance of public parks and gardens, including the Royal Botanic Gardens and Fawkner Park, further enhance the aesthetic significance. These variously retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains. The Shrine of Remembrance has its own highly formal axial landscape; and the extensive grounds of Melbourne Grammar School and Wesley College also contribute to the landscape character of the precinct. There are views into and out from the parks and gardens to the bordering residential areas. Gardens are also a characteristic of larger residences. The precinct additionally has street tree plantings, with St Kilda Road standing out in this context, where mature plantings and wide grassed medians emphasise its historic grand boulevard status.

## 6.0 HO9 – Kensington Precinct

### 6.1 History

Kensington Precinct is located in the suburb of the same name, with the name taken from the Borough of Kensington in London.

Early developments in the area, albeit not in the precinct, included the establishment of Flemington Racecourse in 1840; and the historic track to Geelong on the alignment of the future Flemington Road, was also in place as early as 1840. A bridge was constructed over the Saltwater (Maribyrnong) River in 1851.<sup>162</sup>

Crown allotments in Portion 16 of the Parish of Dousta Galla, which is now located to the east of the railway line, were sold from November 1849.<sup>163</sup> By 1853, allotments were being advertised in the 'village of Kensington, adjoining Flemington on the Government Road to the Race Course'.<sup>164</sup> In 1856, a site to the north-west of the Kensington village allotments was reserved for the Melbourne Town Corporation cattle

yards. The Newmarket livestock saleyards, which replaced the original yards at the corner of Victoria and Elizabeth streets, were completed in 1858; the first sales were held in 1859 and continued until the 1980s.<sup>165</sup> Abattoirs were located to the west of the saleyards along Smithfield Road, towards the Saltwater River, with a bluestone lined stock route connecting the two.<sup>166</sup>

Allotments to the west of the railway line were sold from mid-1860, contemporary with the opening of the Melbourne-Essendon railway line in October 1860. Both J McConnell and E B Wight purchased allotments in this section, with subsequently streets named after them.<sup>167</sup> Despite these sales, little development occurred in Kensington until the 1870s.

The suburb, along with Flemington, was originally located within the Municipal District of Essendon. Emphasising the connection between the two localities, Kensington was listed under Flemington in the *Sands & McDougall* directories until the 1880s. The 14 listings under Kensington in 1870 increased to 68 in 1875, and included some commercial premises, such as a store and butcher, and industrial/manufacturing listings including tanners and candle-makers.<sup>168</sup> In 1874, the Kensington Park racecourse was established 'a few yards' from the Kensington railway station by William S Cox, who subsequently established the Moonee Valley Racecourse after the closure of the Kensington course in 1883.<sup>169</sup> The Railways Commissioners purchased 30 acres of the racecourse site for the provision of railway sheds.<sup>170</sup>

As Victoria's wheat and wool production grew to international export levels, mills and stores began to be constructed in proximity to Melbourne's port and railway lines, albeit outside the current precinct boundary. The expanding rail network and infrastructure extended from Spencer Street and North Melbourne stations, and later from the new port at Victoria Dock, to areas south of the current precinct. Kensington Roller Flour Mill, owned by James Gillespie, was reportedly the largest mill in the country, and was constructed adjacent to the railway line in 1886-7.<sup>171</sup> Nearby was Kimpton's Eclipse Hungarian Roller Flour Mills, constructed in 1887 at the corner of Arden and Elizabeth streets. Wool mills were also established along the railway network, and Moonee Ponds Creek.<sup>172</sup> More noxious industries, such as glue works and bone mills were located on the banks of the Maribyrnong River, west of the precinct. Other small-scale industries located in Kensington included wood yards, coach builders and saw mills.<sup>173</sup> As noted, and despite increasing objections in the early twentieth century that they were a 'cause of annoyance', the Newmarket saleyards continued to operate into the 1980s.<sup>174</sup> These nearby industrial and manufacturing operations were important employers of Kensington residents, including those in the precinct, and were within walking distance of their homes.

The suburb experienced significant population growth through the 1880s. This was due to developing local industries, and further subdivision of landholdings. It is also evident in the growth of listings in the municipal directories between 1880 and 1890. In 1880, approximately 80 residents were listed under the Flemington entry, but in 1885 the suburb of Kensington was given its own directory entry. By this time, the suburb comprised thirty streets on both sides of the railway line to the north of Macaulay Road, and to the north of Wolseley Parade. Both McConnell and McCracken streets had over 30 occupied properties, and Macaulay Road was developing as a commercial and service centre near the intersection with Bellair Street.<sup>175</sup> The latter two streets, which meet at the railway crossing associated with Kensington railway station, would form the nucleus of Kensington 'village'. Commercial development was concentrated here, leaving the remainder of the suburb – and the precinct area – to be substantially residential in character. Kensington railway station also opened in 1888, its timing complementary with commercial development in Macaulay Road and Bellair Street.

Allotments in the Kensington Park Estate to the south of Macaulay Road were sold from September 1883, on land which was likely associated with the recently closed racecourse. This subdivision included Bellair Street, Wolseley Parade and Ormond Street to the west of the railway line, and Eastwood and associated streets to its east.<sup>176</sup> Advertising for the auction noted that the estate 'occupies one of the most picturesque, salubrious and delightful positions in the neighbourhood' which 'practically formed an extension to Hotham'.<sup>177</sup> The 1890 directory lists 79 vacant houses in Kensington, many of which were likely recently built.<sup>178</sup> E Owen Hughes designed an ornately decorated two-storey shop and residence to house James Wales' estate agency on Bellair Street (Kensington Property Exchange) which was constructed in 1891.<sup>179</sup> Hopetoun Street and Gordon Crescent were created from small subdivisions of the early 1890s. The MMBW plan of 1895 also shows

residential development to the south of Macaulay Road and east of the railway line, in proximity to the flour mills.<sup>180</sup>

Such was the growth in the area that in 1882, Flemington and Kensington were severed from the Municipal District of Essendon, and the Borough of Flemington and Kensington was created. Kensington State School opened in McCracken Street in 1881, and was extended five years later.<sup>181</sup> Enrolments initially numbered 228 children and increased to 1000 by 1898.<sup>182</sup> Local community spirit was demonstrated in the annual Flemington and Kensington Borough picnic, for which 3,000 residents travelled by special train to Frankston in February 1905. Established in the 1880s, by 1905 it was reported to be the 'oldest established municipal outing.'<sup>183</sup>

Kensington Town Hall was constructed at the northern end of Bellair Street in 1901. It just preceded the merging of the borough with the City of Melbourne in 1905, becoming the Hopetoun (Flemington and Kensington) ward.<sup>184</sup>

Houses were still being built in the precinct area in the 1900s and 1910s. Streets such as Bangalore Street and The Ridgeway were formed around this time. Little development occurred in the interwar period, although some houses were constructed in the few remaining vacant allotments around the perimeter of the suburb.

In the post-World War II period, many of the large mills, and rail and river related industries began to cease operations. The former Newmarket saleyards also underwent significant residential redevelopment from the 1980s.

The precinct has retained its predominantly residential status, although characterised less by its relationship to local industries. In the late twentieth and early twenty-first centuries, it has undergone some revitalisation and restoration of its many historic buildings. It has also remained a place where residents walk to the railway station, and congregate in the historic commercial 'village'.

## 6.2 Description

The extent of the Kensington Precinct is identified as HO9 in the planning scheme maps.

Significant and contributory development in the Kensington Precinct predominantly dates from the 1880s to 1910s, with some limited development in the 1870s and interwar period.

The precinct is mainly residential, with commercial development in Macaulay Road and Bellair Street. A small number of civic and institutional buildings are located in the north of the precinct, including the former town hall. It is principally a late nineteenth and early twentieth century suburban area, with a 'village' character focused on Macaulay Road and Bellair Street.

Residential development includes often repetitive rows of Victorian and Edwardian single-fronted single-storey cottages, with generally consistent allotment sizes. It is characteristically a low scale single-storey precinct, but with some variation to height in the form of two-storey Victorian terraces and additions to individual dwellings. There are also double-fronted houses, and limited interwar residences. The predominant construction material is weatherboard, but brick is also used.

Common characteristics of dwellings include timber-posted verandahs, prominent roof forms and chimneys including hipped and gable-ended roofs, front garden setbacks with fences to property boundaries, rear wings to larger dwellings (such as two-storey terraces), and rear gardens, often with access to a lane. Elevated house entrances, with steps up to verandahs, are common. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access. There are also examples of bluestone lanes.

Another characteristic of the weatherboard dwellings is the space, or sometimes lack of, between houses. The side setbacks can vary, with sometimes a narrower setback (or separation) to the dwelling on the other side.



Others have no separation at all, being built with a direct abuttal, and sometimes a brick party wall. In some cases building regulations have required modifications to abutting weatherboard cottages.

Commercial development is concentrated in Macaulay Road and Bellair Street. Macaulay Road slopes up to the west, with commercial buildings stepping up the hill on the north and south sides of the street. On Bellair Street, in the vicinity of the railway station, the historic commercial development is particularly intact, distinguished by the former Kensington Property Exchange at 166-8 Bellair Street. There is also historic painted signage to commercial buildings in Macaulay Road and Bellair streets. The railway station comprises two buildings: the earlier (1888) building on the east side of the line is an elevated red brick building with render detailing; while the 1905 west station building is an open brick structure which replicates the detailing of the 1889 building. Platforms likely date from c. 1860 (east) and 1880s (west).<sup>185</sup>

Generally, commercial buildings to both streets demonstrate many of the characteristics of late nineteenth and early twentieth century commercial/retail development in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above, and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber-framed shop windows with timber stall boards or masonry plinths. First floor facades are typically more intact, with original windows and parapets. Bellair Street also has some original Victorian iron post-supported verandahs, with ornate friezes; some simpler post-supported verandahs; and Edwardian cantilevered awnings with ornate steel brackets. The verandahs are unusually wide and deep, and in some cases return to corners, including to the prominent precinct corner of Macaulay Road and Bellair Street. Another distinctive characteristic of Macaulay Road are the sharply angled commercial buildings on the south side of the road, to street corners which run at oblique angles to the south-west.

Moving away from Macaulay Road and Bellair Street, there is a smattering of corner shops in residential streets but typically not corner hotels as occurs in other inner Melbourne suburbs. Kensington's relatively later date for most of its development would account for this, with earlier suburbs in the municipality, such as North Melbourne, more commonly having the typical 'pub on each corner' characteristic.

### **6.2.1 Pattern of development**

As noted, there were early subdivisions in the general precinct area, to the east of the railway line in the late 1840s; by 1853, the 'village of Kensington' was being promoted; and from mid-1860 allotments to the west of the railway line were sold. However, this early subdivision activity did not immediately lead to development in the precinct, with building activity starting to pick up in the 1870s. In the 1880s, when development increased significantly, including in response to the expansion of local industry, subdivisions included the 1883 Kensington Park Estate to the south of Macaulay Road. North of the road in this period, subdivision included re-subdivision of the earlier 1860s Crown allotments, with both McConnell and McCracken streets starting to be more fully developed by 1885.

The subdivisions did not always provide for orderly street arrangements, and some streets have kinks or bends to them, with views up and down streets not being direct. This is particularly the case in the northern part of the precinct, and evident in several of the streets running west of Bellair Street, including Wight and McMeickan streets; and streets running west from McCracken Street, such as Hopetoun and Gordon streets.

Macaulay Road runs through the centre of the precinct, terminating to the west at the junction with Kensington and Epsom roads. Historically, Macaulay Road connected Kensington to industrial development to the east and north-east of the precinct, and from there to North Melbourne and the city. The precinct to the north of Macaulay Road has wide residential streets running in a north-south direction, with lesser secondary connecting streets. The former include McConnell and McCracken streets, with McCracken being particularly wide, with dual carriageways separated by a central landscaped median. Bellair Street is an important street in the east of the precinct, historically associated with the railway line,

and connecting with Flemington to the north. South of Macaulay Road, the main residential streets run in an east-west direction, and include Tennyson, Ormond and Wolseley streets. Wide streets are also characteristic of the west and east precinct components.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels.

### 6.2.2 Topography

Topography has influenced local development, with higher ground in the west of the precinct, and lower ground in the east towards the historic Moonee Ponds Creek. There are high and low sides to streets, with distant views available from elevated parts of some streets. These include The Ridgeway and Bangalore Street in the west of the precinct, with views to the west and south; and McCracken Street, with views to the east from the high side of the street. Topography has also influenced building forms, with many houses, including modest cottages, elevated off ground level, with steps up to the entrances. This is especially common in the precinct, and is a Kensington 'signature'.

### 6.2.3 Parks, gardens and street plantings

The precinct is not noted for its parks and gardens; however there are street plantings, particularly on the main thoroughfares. Street trees are a characteristic of Bellair Street (elms and planes) and also of Wolseley Parade (plane trees). McCracken Street is treed, as is Ormond Street.

## 6.3 Statement of Significance

Kensington Precinct (HO9) is of local significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

### What is significant?

Kensington Precinct (HO9) was developed in the late nineteenth and early twentieth century. Significant and contributory development predominantly dates from the 1880s to 1910s, with some limited development in the 1870s and interwar period. The precinct is mainly residential, with commercial buildings concentrated in Macaulay Road and Bellair Street. A small number of civic and institutional buildings are located in the north of the precinct, including the former town hall. Mature street plantings and rows are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical late nineteenth and early twentieth century building characteristics including:
  - Use of weatherboard, with some brick building materials.
  - Prominent hipped and gable-ended roof forms with chimneys; timber-posted verandahs; and front garden setbacks with fences to property boundaries.
- Streets of consistent late nineteenth or early twentieth century residential character, often with repetitive rows of modest single-storey cottages on regular allotment sizes.

- Scattered larger dwellings and two-storey terrace houses.
- Later development as evidenced in interwar buildings.
- Elevated house entrances, with steps up to verandahs, is a Kensington 'signature'.
- Irregular side setbacks between weatherboard dwellings including semi-detached pairs or single dwellings with a narrow separation; and some with a direct abuttal and brick party wall.
- Typically low scale character, of mostly single-storey buildings, with some two-storey residences and commercial buildings.
- An absence of large scale or multi-storey buildings, including in backdrop views to historic development.
- High and low sides to some streets due to the local topography, with distant views available from high sides of streets.
- Concentration of historic commercial development in Macaulay Road and Bellair Street, with the latter being particularly intact and distinguished by wide and deep iron post-supported verandahs with ornate friezes, and cantilevered awnings with ornate steel brackets.
- 'Village' character of the precinct, focused on the prominent intersection of Macaulay Road and Bellair Street.
- Prominence of the 1901 Kensington Town Hall at the northern end of Bellair Street.
- Nineteenth and early twentieth century planning and subdivisions as evidenced in:
  - 1880s subdivisions to the south and north of Macaulay Road.
  - More regular street layout of the south, west and east parts of the precinct, contrasts with the north of the precinct where streets have kinks and bends.
  - High proportion of modest allotment sizes throughout the precinct.
  - Later subdivision in the west of the precinct.
- Street tree plantings in Bellair Street (elms and planes), Wolseley Parade (plane trees), and McCracken and Ormond streets.
- Historic street materials including bluestone kerbs and channels.
- Rear lanes which retain original or relayed bluestone pitchers and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access.

### How is it significant?

Kensington Precinct is of historical, social and aesthetic/architectural significance to the City of Melbourne.

### Why is it significant?

Kensington Precinct is of **historical significance** as a Victorian and Edwardian era precinct which developed in a concentrated period in the late nineteenth century through to the 1910s. The establishment of Flemington Racecourse and the road to Geelong in the 1840s, the opening of the Newmarket livestock saleyards and abattoirs, and the railway to Essendon in 1859 and 1860, were important early local developments. However,

they did not immediately stimulate intensive residential activity in the precinct. Rather, this occurred from the 1880s, associated with developing local industries and the expansion of wheat and wool production and trade in Victoria. The construction of large mills and wool stores just outside the current precinct, in proximity to the river, port and railway lines, generated local employment; as did the extension of the rail network from Spencer Street and North Melbourne stations. Newmarket saleyards were also a significant local employer. As Kensington developed, with remarkably consistent residential streets, Macaulay Road and Bellair Street in proximity to Kensington railway station became the commercial focus. The two streets meet at the prominent railway crossing on Macaulay Road, and form the nucleus of Kensington 'village'. The opening of Kensington State School in McCracken Street in 1881 was another important local event, as was the establishment of the short-lived Borough of Flemington and Kensington in 1882, followed by construction of the Kensington Town Hall at the north end of Bellair Street in 1901. Kensington has retained its predominantly residential status, with a focus on the 'village', although it is characterised less by its relationship to local industries which, in the post-World War II period, began to decline.

Kensington Precinct is of **social significance**. Residents value its historic streetscapes, and the commercial area centred on the 'village'. The 1905 town hall is an important local building, as is the 1881 State School in McCracken Street which continues to be the focus of primary school education in the precinct.

The **aesthetic/architectural significance** of the Kensington Precinct largely rests in its Victorian and Edwardian development, with the precinct noted for its comparatively concentrated development history and consistent residential streetscapes, with rear lanes. The streets typically include repetitive rows of modest single-fronted single-storey cottages, predominantly of weatherboard construction, but with some brick; complemented by larger dwellings and two-storey terrace houses. Commercial development on Macaulay Road and Bellair Street mostly relates to the 1880s and 1890s activity in the precinct. Bellair Street is particularly intact with some distinguished commercial buildings; it has wide and deep iron post-supported verandahs with ornate friezes, and cantilevered awnings with ornate steel brackets. The precinct is also notably low-scale, with single-storey and some two-storey buildings. Local topography has influenced development, with many houses, including modest cottages, elevated off ground level with steps up to entrances, an arrangement which is a Kensington 'signature'. The topography has also resulted in high and low sides to streets, with distant views available from elevated sides of streets. Street tree plantings enhance the aesthetic significance of the precinct.

<sup>1</sup> This precinct citation refers to individual heritage places, some of which are included in the Victorian Heritage Register or individually listed in the Schedule to the Heritage Overlay, which are wholly or partly located within the precinct boundary, or adjoin it. Historical development outside the precinct boundary is also referred to. This recognises that adjoining development, and individual places, contribute to an understanding of the precinct's evolution and in some cases were influential in the history of the precinct. They also demonstrate important historical attributes or characteristics which are shared with the precinct.

<sup>2</sup> *Argus*, 22 November 1849, p. 2.

<sup>3</sup> 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015.

<sup>4</sup> 'Plan of the Extension of Melbourne called Carlton', Surveyor-General's Office, 12 November 1853, held at State Library of Victoria.

<sup>5</sup> *Age*, 17 October 1857, p. 2.

<sup>6</sup> Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 17.

<sup>7</sup> Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 21.

<sup>8</sup> *Argus*, 25 October 1872, supplement, p. 1.

<sup>9</sup> *Sands & Kenny directory*, 1857.

<sup>10</sup> Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 19.

<sup>11</sup> G. Whitehead, *Princes Park Cultural Heritage Study*, 1999, p. 2.

- <sup>12</sup> See Victorian Heritage Register citation for Yarra Park (VHR 2251).
- <sup>13</sup> G. Whitehead, *Princes Park Cultural Heritage Study*, p. 7, *The Argus*, 4 September, 1890, p. 10.
- <sup>14</sup> See <http://www.blueseum.org/tiki-index.php?page=Princes%20Park>, 5 June 2015.
- <sup>15</sup> See Victorian Heritage Register citation for Royal Exhibition Building and Carlton Gardens (VHR H1501).
- <sup>16</sup> UNESCO World Heritage 'Justification for inscription'.
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- <sup>19</sup> *Sands & McDougall directory, 1873*, City of Melbourne rate books, Smith Ward, 1874, rate nos 2111-2118 (for example), VPRS 5708/P9, Volume 13, Public Record Office Victoria.
- <sup>20</sup> Hotel listings for Carlton, *Sands & McDougall directory, 1873*.
- <sup>21</sup> City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 14.
- <sup>22</sup> City of Melbourne rate books, Smith Ward, 1868, rate nos 2501-2510, VPRS 5708/P9, Volume 7, Public Record Office Victoria, and based on extant bluestone houses on Murchison Street.
- <sup>23</sup> Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 31.
- <sup>24</sup> Peter Yule (ed.), *Carlton: a History*, Melbourne University Press, Carlton, 2004, p. 337.
- <sup>25</sup> Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 101.
- <sup>26</sup> *Argus*, 12 February 1916, p. 18; *Age*, 21 February 1930, p. 12.
- <sup>27</sup> Alan Gross, 'Guilfoyle, William Robert (1840-1912)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/guilfoyle-william-robert-3678/text5747>, published first in hardcopy 1972, accessed online 1 August 2017, City of Melbourne, *University Square Master Plan*, 2016, p. 18, accessed via [https://participate.melbourne.vic.gov.au/application/files/4114/8103/0365/University\\_Square\\_Master\\_Plan\\_-\\_Part\\_1\\_Strategic\\_Context.PDF](https://participate.melbourne.vic.gov.au/application/files/4114/8103/0365/University_Square_Master_Plan_-_Part_1_Strategic_Context.PDF).
- <sup>28</sup> See for examples, buildings at 8 Palmerston Place, 280-284 Drummond Street and examples on MMBW detail plan no. 1190.
- <sup>29</sup> Based on a comparison of residences in Kay Street and Drummond Street: City of Melbourne rate books, Volume 29, 1890, Victoria Ward, rate nos 2721-2756 and Smith Ward, rate nos 1730-1760, VPRS 5708/P9, Public Record Office Victoria.
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- <sup>31</sup> Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 42.
- <sup>32</sup> F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey', PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- <sup>33</sup> F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey', PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- <sup>34</sup> Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 134, 138.
- <sup>35</sup> See Victorian Heritage Register citation for Yarra Park (VHR 2251), and additional place information 'History' at <http://vhd.heritagecouncil.vic.gov.au/places/114751>, 31 July 2017.
- <sup>36</sup> Submission by S Black to Amendment C258, recommended additions to East Melbourne and Jolimont Precinct statement of significance, 2017.
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- <sup>39</sup> Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, pp. 136-137; 'Melbourne and its suburbs', map compiled by James Kearney, 1855 and 'Isometrical plan of Melbourne and suburbs', De Gruchy and Leigh, 1866, both held by State Library of Victoria.
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- <sup>41</sup> City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 20.
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# Melbourne Planning Scheme

## Incorporated Document

HO1 Carlton Precinct Statement of Significance April  
2023~~November2021~~

**This document is an incorporated document in the Melbourne Planning Scheme  
pursuant to Section 6(2) (j) of the Planning and Environment Act 1987**

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## 1.0 HO1 – Carlton Precinct<sup>1</sup>

### 1.1 History

Carlton Precinct is located within the suburb of Carlton. The suburb was developed as part of the extension of Melbourne to its north in the mid-nineteenth century.

The first inhabitants of the area were the Woiwurrung and Boonwurrung peoples of the Kulin Nation. They inhabited an environment of lightly wooded grassy plains with a mix of eucalypts and she oaks, dipping around the point of where Victoria and Swanston streets meet today, and where a swampy section marked the start of what later became known as the Elizabeth Street creek.<sup>2</sup> The latter was one of the north-south running tributaries adjoining Birrarung (Yarra River), and likely a route through which Aboriginal groups travelled and camped.<sup>3</sup> It is also probable that the area was used for transit between a number of notable adjacent Aboriginal places such as the camps and ceremonial grounds near the junction of Birrarung and the Merri Creek; the camp at New Town Hill (Fitzroy); and the Royal Park camping and corroboree ground.<sup>4</sup> The nearby presence of scarred trees at Melbourne Zoo and Princes Park further suggests a strong and vital pre-contact Aboriginal presence in the area.

For the Woiwurrung and Boonwurrung peoples and other Aboriginal groups that frequented the area, the arrival of Europeans started a process of dispossession and alienation from their pre-contact traditional land, including their camping grounds and travel routes. Melbourne was established in the mid-1830s, and early accounts confirm that Aboriginal people 'continued to move through [the newly colonised land], and use camps and meeting places'.<sup>5</sup>

Later generations of Aboriginal people also lived in Carlton, in the terrace houses and public housing; and the suburb was one of many destinations involved in the 'internal migration' of Aboriginal people across Australia, often following the closure of Aboriginal missions.<sup>6</sup> This continued presence demonstrates both the adaptation and resilience of the Aboriginal people. The settlement of Carlton followed calls, in the late 1840s, to extend the city boundaries to the north, with the *Argus* newspaper arguing 'there seems no good reason why the city should not be allowed to progress'.<sup>7</sup> In 1850, the site of the new Melbourne General Cemetery was approved, located a then suitable two miles from the north city boundary. In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne.<sup>8</sup> The first sales of allotments south of Grattan Street took place in this period, and in 1853 the site of the University of Melbourne was reserved to the south of the new cemetery. An 1853 plan prepared by the Surveyor General's office shows the 'extension of Melbourne called Carlton' as being the area bounded by Victoria, Rathdowne, Grattan and Elizabeth streets.<sup>9</sup>

The slightly later 1855 Kearney plan shows subdivision of the suburb ending at a then unnamed Faraday Street and the site of the university. By 1857, when land between Grattan and Palmerston streets was auctioned, government notices identified the area as being in 'North Melbourne at Carlton'.<sup>10</sup> The naming of the 'Carlton Gardens' reserve was another use of 'Carlton' as a designator of the area, although the suburb was still commonly referred to as North Melbourne through the 1860s.<sup>11</sup>

The northern part of the suburb, to Princes Street, was subdivided in the 1860s, and included the introduction of the diagonal streets, Barkly, Neill and Keppel, which distinguish this part Carlton. Numerous small buildings were constructed in Carlton in the early period of its development, many of which were one or two room timber cottages or shops.<sup>12</sup> These buildings were mostly replaced throughout the later nineteenth century with more substantial and permanent brick and stone dwellings. This also followed the introduction of tighter building regulations in the 1870s, with the extension of the *Building Act* to cover Carlton in 1872.<sup>13</sup>

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.<sup>14</sup> In 1865, allotments along the western edge of Drummond Street

were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.<sup>15</sup>

Princes Park was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s.<sup>16</sup> It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities. Its establishment can also be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including Fitzroy, Treasury, Parliament, Alexandra, Domain and the Royal Botanic Gardens; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.<sup>17</sup>

In the later nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However the clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club.<sup>18</sup> The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. The first oval ('Princes Oval') was in the southern area of the park, before moving to the current location further north. Although in occupation of the park, the Blues still played their 'home' games elsewhere in these years, including at the Melbourne Cricket Ground.<sup>19</sup> Of note, Princes Park has also been a premier venue for the recently formed women's football league, the AFLW; and hosted the inaugural game of the competition in February 2017.

Carlton Gardens, later to be associated with the Royal Exhibition Building and international exhibitions, was originally laid out by Edward Latrobe Bateman in the mid-1850s. Further redesign was undertaken in subsequent years, leading up to 1879-1880, when the gardens hosted the International Exhibition of October 1880, and the Royal Exhibition Building (REB) was completed.<sup>20</sup> The REB and Carlton Gardens were inscribed in the World Heritage List in 2004, in recognition of the World Heritage (outstanding universal) values of the place, as derived from it being a surviving 'Palace of Industry' in its original setting, associated with the international exhibition movement of the nineteenth and early twentieth centuries.<sup>21</sup>

By the 1870s, Carlton was a substantially developed residential suburb.<sup>22</sup> Grand terrace rows had been constructed along Drummond Street to the south, including Carolina, Erin and Warwick terraces. On the diagonal Neill Street between Rathdowne and Canning streets, some 43 properties could be counted.<sup>23</sup> Commercial precincts had also developed in Barkly and Lygon streets. The north side of Barkly Street was a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.<sup>24</sup> Concurrent with this development was the construction of hotels in the suburb, which numbered approximately 80 by 1873.<sup>25</sup> Local bluestone, which was readily available by the 1850s and more reliable than bricks produced at the time, was used in the construction of a relatively high proportion of early buildings, including houses.<sup>26</sup> The main material for the façade of seven of the ten houses constructed in Murchison Street by 1868, for example, was stone,<sup>27</sup> and many of these houses were built by Scottish stonemasons.<sup>28</sup>

In 1876, the Hospital for Sick Children was established in the former residence of Sir Redmond Barry in Pelham Street, to address the significant health issues faced by working class children. Founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere.<sup>29</sup> Between 1900 and 1923, the hospital committee engaged in a large scale building program, constructing pavilions and buildings designed for the hospital's requirements.<sup>30</sup>

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, including Elgin Street, in the nineteenth century, a number of small retail centres developed elsewhere in the suburb, such as in Barkly Street. This was typical of nineteenth century suburban development, with small collections of shops and local businesses servicing the immediately surrounding residences. The suburb's many hotels, or pubs, provided a space where local residents could socialise away

from the home. Likewise, the hall located at the north-west corner of Kay and Canning streets has been a gathering place for different community groups since its construction in 1885-86, including the San Marco in Lamis Social Club.

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930, and have been subject to more recent development.<sup>31</sup>

The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. This resulted in some irregular allotment sizes, and consequently atypical building plans and designs, including dwellings with asymmetrical frontages, terraces of inconsistent widths, and row houses off-alignment to the street.<sup>32</sup>

By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. With the construction of the REB and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. These developments complemented the London-style residential squares of the suburb, which were generally anticipated in the early subdivisions, and included University Square, Lincoln Square, Macarthur Square, Murchison Square and Argyle Square. The squares represented valuable open space for both passive and more formal recreation and, despite their small size, also proved popular with local sporting clubs.<sup>33</sup> Nineteenth century curators of the squares included Nicholas Bickford and his successor, John Guilfoyle.<sup>34</sup>

Small workers' cottages tended to be constructed on secondary streets, including narrow ROWs (rights of way) behind larger properties. In the north, modest cottage rows on small allotments were more typical, reflecting the working class demographic of this area of Carlton. However, cottage rows were still named, as evidenced by Canning Street to the north of Kay Street which was occupied by Theresa cottages, Crimble cottages and Henrietta cottages. Such cottages tended to be of three or four rooms, compared to the much larger residences of generally eight rooms to the south.<sup>35</sup>

Carlton's population in the nineteenth century tended to follow the immigration patterns of the broader metropolitan area, that is, one which was predominantly drawn from the British Isles. However, in the early decades of the twentieth century, the demographics of Carlton began to change, with recent arrivals from Eastern Europe including Jewish families.<sup>36</sup> Jewish-operated businesses in Carlton included plumbers, grocers and tailors;<sup>37</sup> and Carlton and Carlton North became centres of Jewish activity and customs.<sup>38</sup> Yiddish was a commonly heard local language.<sup>39</sup> Carlton's status as the centre of Jewish Melbourne continued until around the middle of the twentieth century, after which it shifted to Melbourne's southern suburbs.

The highest profile of the immigrant groups to arrive in Carlton in the post-war period were the Italians, with the suburb becoming known as 'Little Italy'; Greek, Spanish and Lebanese families also arrived in large numbers in this period. Post-war migration had a significant impact on the suburb, not least in the transformation of Lygon Street. In the section between Queensberry and Elgin streets, there were 14 Italian proprietors in 1945, increasing to 47 by 1960, many of whom were restaurant operators.<sup>40</sup> Melbourne's inner suburbs in the post-war period offered cheaper housing and access to manufacturing work, and by 1960 there were an estimated 6,500 Italian residents in Carlton, approximately one quarter of the suburb's population.<sup>41</sup>

The influence of the various migrant groups on the suburb throughout the twentieth century is also evident in the many Jewish and Italian businesses and retailers. Shops, such as kosher butcheries, delicatessens, pizzerias, cafes and cake shops, were important for maintaining culture and connection with communities, beyond the mere supply of foodstuffs.

Carlton was also a centre of so-called 'slum clearance' from the interwar period. The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, was the focus of this activity. The Housing Commission of Victoria (HCV) was most active in this regard, having identified large parts of the suburb as slum reclamation areas. In the 1950s and 1960s, the HCV compulsorily acquired

properties, razed them and then redeveloped the sites with new forms of public housing. The first of the low-rise walk up blocks of flats was constructed in Carlton in 1960-61, on the reclamation area bounded by Canning, Palmerston, Nicholson and Elgin streets.<sup>42</sup> Tower estates were also developed in Carlton by the HCV in the 1960s. The Carlton Estate, between Lygon and Rathdowne streets, was the most densely populated, at 247 people per acre.<sup>43</sup> Later, in the 1980s, the renamed Ministry of Housing embarked on a new direction in public housing in Carlton, including refurbishing rather than demolishing existing houses. The Ministry also followed a programme of constructing smaller and less dense infill housing in Carlton, which was well-received. It involved new housing designed by notable architects and intended to be more in sympathy with the historic streetscapes. The area of Carlton in which this early 1980s development occurred was known as the 'Kay Street Reclamation Area'.<sup>44</sup> While parts of Carlton were occupied by professionals and the independently wealthy, much of Carlton's population in the nineteenth century earned their living through skilled and unskilled trades, including in the building industry.<sup>45</sup> The suburb has also had a long association with trade unionism, in part due to the presence of Trades Hall at the corner of Lygon and Victoria streets, the southern entrance to the suburb. Other union and trade related places proliferated nearby.

Other trades and professions in Carlton included bootmakers, with 217 of the latter identified in the suburb in 1885.<sup>46</sup> A concentration of monumental masons and grave decorators in the northern part of the suburb by the end of the nineteenth century also attests to the suburb's connection with the Melbourne General Cemetery.<sup>47</sup>

Factory work was another major employer, although commonly in the small scale manufacturing operations which, from the nineteenth century, were run out of local workshops including in the precinct. Larger-scale industry and manufacturing tended to be located in the south-west of the suburb, and outside the precinct. More generally in Carlton there was insufficient vacant land or available properties on which to develop substantial industrial sites as happened in parts of Fitzroy and Collingwood. Exceptions include the large Carlton & United Brewery complex which was developed from 1858;<sup>48</sup> and larger early twentieth century complexes, such as the Davies Coop textile manufacturing operations in and around Cardigan Street. Both these developments were in the south of the suburb and outside the precinct.

Students have been associated with Carlton since the establishment of the University of Melbourne in the 1850s. However, more affordable tertiary education, and the (then) relatively cheap cost of housing, brought large numbers of students to the suburb from the 1960s.<sup>49</sup> The Royal Melbourne Institute of Technology's (RMIT) expansion into Carlton from its city campus in the 1970s, also increased local student numbers. The Institute embarked on a programme of constructing new buildings and adapting existing ones (often former manufacturing buildings) in the southern area of the suburb, with the new Carlton campus earmarked as a technical college.<sup>50</sup>

The arrival of students in numbers led to another cultural shift in Carlton, as the suburb became synonymous with new and alternative social and artistic movements in literature, film and theatre. La Mama Theatre and the Pram Factory were innovators in the theatrical arts. Australia's first all-Aboriginal acting company, Nindethana (or 'Ours') was founded by Jack Charles, Joyce Johnson and Bob Maza at the Pram Factory in 1971, and also had associations with La Mama.<sup>51</sup> The latter was established in a former printing works in Faraday Street 1967.<sup>52</sup> The Deutscher Fine Art gallery was established in a purpose built addition behind a Victoria villa residence in Drummond Street in the mid-1980s. The suburb was also documented in popular film and television.

Carlton was additionally a focus of the early conservation movement in Melbourne. The Carlton Association was established in 1969, with a focus on urban issues including opposition to the slum clearance work of the HCV.<sup>53</sup> The Builders Labourers' Federation (BLF), a Trades Hall affiliated union with a long association with Carlton, was also involved in the early fight to protect Carlton's heritage. This was through the use of 'green bans' and strike action to protect the built heritage at development sites.<sup>54</sup>

Another highly active group, the Carlton Residents Association (CRA) was formed in 1995, this time in response to a University of Melbourne proposal to develop terrace houses in Faraday and Cardigan streets.<sup>55</sup> The CRA is still active and engaged in issues to do with heritage and amenity in the suburb.



The rise of the educated and activist demographic in Carlton in the later twentieth century speaks to yet another transformation of the suburb, including gentrification and an increase in owner-occupiers over renters. Historic buildings and houses were restored, and property values increased. More intensified residential development, or pressures to develop, also resulted from the increased land values. There were also, from the 1970s and 1980s, some celebrated new residential and institutional developments in the suburb, by noted contemporary architects.

## 1.2 Description

The extent of the Carlton Precinct is identified as HO1 in the planning scheme maps.

The Royal Exhibition Building and Carlton Gardens, together with the World Heritage Environs Area precinct (HO992), adjoin the precinct to the south-east; the University of Melbourne and Melbourne General Cemetery adjoin to the north-west.

Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value are also outside this date range.

The precinct is mainly residential, but with commercial streets and historic shops and hotels scattered throughout, including to street corners. Former small scale manufacturing and industrial development, mainly in the form of single workshops, and fewer larger factory complexes than the broader suburb are also located in the precinct.

The precinct incorporates a broad range of dwelling types, including modest single storey cottages, terrace rows on narrow allotments, larger single storey dwellings, two-storey terraces in pairs and rows, some very large three-storey terraces, and villas on more generous allotments. Generally, development in the north tends to be modest in size, and more substantial in the south.

The precinct typically has buildings of one and two-storeys, with three-storeys more common in the south, particularly on Drummond Street. Building materials include brick and rendered masonry, with some timber, and a relatively high proportion of stone buildings. The stone and timber buildings generally date from the 1850s and 1860s. Other characteristics of residential buildings include hipped roofs with chimneys and often with parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths to front property boundaries; limited or no front and side setbacks; lower-scale rear wings to larger terraces and dwellings; and long and narrow rear yards. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Residential streets can have consistent or more diverse heritage character. Examples of the former include parts of Canning Street with intact rows of single-storey terraces, and the southern end of Drummond Street with long rows of large two-storey terraces. The more diverse streets have a greater variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Examples include the streets located between Carlton and Elgin streets, and Kay and Pitt streets in the north of the precinct. The diversity reflects development extending over a long period within a single street.

Another precinct characteristic are buildings with no setbacks and pointed or sharply angled corners, located to the junction of streets which meet at sharp angles; and those which return around corners with canted or stepped facades. Irregular allotment plans, including those associated with later re-subdivision of the early Government allotments, have also given rise to buildings which diverge from the norm in their form and siting.

Development on lanes to the rears of properties is another precinct characteristic, including occasional historic outhouses such as water closets, stables and workshops. Rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access.



In the post-war period, the impact of the Italian community is also evident. Dwellings were often rendered, original verandahs replaced with simple awnings on steel posts, and steel windows introduced to facades.

Commercial buildings in the precinct are typically two-storey, of brick or rendered masonry, with no setbacks, and intact first floor (and upper level) facades and parapets. Many ground floor facades have been modified, but some original or early shopfronts survive, as do iron post-supported verandahs with friezes, including return verandahs to street corners. Commercial streets or sections of streets include Lygon, Elgin, Rathdowne, Nicholson, Faraday and Grattan streets.

The small scale manufactories of the precinct tended to take the form of single workshops or small buildings, sometimes located in residential streets or more often to the rears of the streets, and accessed by rights of way. Such buildings were often of brick, of one or two storeys, and occasionally larger; and of utilitarian character and design.

Historic civic development including the former police station, post office and court house, is located on Drummond Street near the intersection with Elgin Street. Other non-residential development located on or near the perimeter of the precinct includes Trades Hall, Queen Elizabeth Maternal & Child Health Centre, the original site of the Royal Children's Hospital, Carlton Gardens Primary School, Carlton Baths and St Jude's Church.

Social and economic developments of the latter decades of the twentieth century, associated with changing inner Melbourne demographics and rising land values, have wrought physical changes to the precinct. These are evidenced in extensions and additions to dwellings, and conversion of historic manufacturing and industrial buildings to residential, commercial and other uses. Large scale residential buildings and apartment blocks have also been constructed on development sites.

### **1.2.1 Pattern of development**

The street layout of the precinct demonstrates the overall subdivision pattern established in the official surveys of the 1850s. This includes a hierarchical and generally regular grid of wide and long north-south and east-west running streets, with secondary streets and a network of lanes. In terms of allotment sizes, the general pattern is one of finer grain to residential streets, and coarser grain to principal streets and roads.

Breaking with the regular street grid are several streets on the diagonal, including Barkly, Neill and Keppel streets. The private re-subdivision of the early Government allotments also gave rise to some narrow streets and smaller allotments, as occurred for example in Charles and David streets. Charles Street is distinguished in this context as a narrow street with bluestone pitchers, and a high proportion of intact modest cottages.

Lanes provide access to the rears of properties, and also act as minor thoroughfares, providing pedestrian and vehicle access between streets and through dense residential blocks.

The wide, straight and long streets of the precinct have a sense of openness due to their width, and afford internal views and vistas, as well as views out of the precinct. Views to the dome of the Royal Exhibition Building are afforded from the west on Queensberry Street, with other views of the World Heritage site from streets running west of Rathdowne Street, and south of Grattan Street.

Important nineteenth century roads or boulevards are located on the boundaries of the precinct, including Victoria Parade and Nicholson Street.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

### **1.2.2 Parks, gardens and street plantings**

Public parks and smaller public squares or gardens within or immediately adjoining the precinct, are another legacy of the nineteenth century surveys and subdivisions. The latter were influenced by London-style squares and include Argyle, Murchison, Lincoln, Macarthur and University squares, with residential development laid out around the squares. Murchison and Macarthur squares remain largely surrounded by the associated nineteenth century residential development. Argyle Square in part retains its historic surrounds, although less so on the west side where Cardigan Street is not included in the precinct. University Square retains less of its original surrounds and context, as does Lincoln Square. All of the squares in the precinct largely retain their original boundaries. These five squares provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s.

Princes Park is wholly within the precinct, albeit located north-west of the main precinct area. The park extends for approximately 39 hectares, stretching for two kilometres along the east side of Royal Parade. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The park combines treed areas and open space, with the latter providing generous vistas across the park, including views of the established plantings and tree rows lining pathways and bordering the park. Surviving nineteenth century plantings include elm rows and avenues, Moreton Bay Figs, and River Red Gums. Later plantings include Canary Island Palm rows, the Princes Park Drive plantation, and various Mahogany Gums. Historic buildings include the Park Keeper's cottage (1885), tennis pavilion (1926), and north and south sports pavilions (1937).

The landscapes of the Melbourne General Cemetery and Carlton Gardens are located outside the precinct boundary, but are visible from within the precinct.

Several of the principal streets have mature street or median plantings, including Keppel, Grattan, Cardigan, Canning and Drummond streets.

### 1.3 Statement of Significance

Carlton Precinct (HO1) is of local significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

#### What is significant?

Carlton Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north during a period of significant population growth. Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. Some individual places of heritage value are also outside this date range.

The precinct is mainly residential, with some commercial streetscapes and buildings scattered throughout. There is some institutional development, and some small-scale former manufacturing and industrial development. Various parks, gardens and squares, and mature street plantings and rows, are also components of significant development in the precinct.

There are areas in the precinct which display different built form characteristics. For example, commercial/retail development on Lygon and Elgin streets differs to the nearby fine-grained residential

cottages and smaller terrace rows, and these in turn differ to the grander Boom style terraces and villas in the south of the suburb. It is also difficult to put clear boundaries around these different historic character areas, as the beginning and end of such development is not always evident. This is due to different periods and forms of development occurring in geographical proximity in the precinct. The different development is also historically integrated and related, and all part of the large and diverse Carlton Precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth century building characteristics including:
  - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
  - Hipped roof forms with chimneys and parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Later development as evidenced in Edwardian and interwar buildings.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity incorporating modest and larger buildings.
- Streets of consistent historic character, contrasting with those of more diverse character.
- Streets which are predominantly residential and others which are predominantly commercial.
- Historic shops and hotels distributed across the precinct, including prominently located corner hotels in residential streets.
- Importance of Lygon Street, one of inner Melbourne's most iconic commercial streets.
- Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.
- Buildings which diverge from the norm in their form and siting, constructed to irregular street intersections with sharp corners, and on asymmetrical allotments.
- Nineteenth and early twentieth small scale workshops in some residential streets, and to the rears of streets and accessed via ROWs.
- Limited in number but larger manufacturing buildings dating from the nineteenth through to the early twentieth century.
- 'Layers' of change associated with phases of new residents and arrivals, including Eastern Europeans, Jewish and Italian immigrants, and students of the 1960s and 1970s.
- Nineteenth century planning and subdivisions as evidenced in:
  - Hierarchy of principal streets and lanes.
  - Generally regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of lanes.
  - Pattern of finer grain allotment sizes to residential streets, with coarser grain to principal streets and roads.
  - Lanes which provide access to rears of properties and act as important minor thoroughfares.

- Distinctive small public squares, influenced by London-style development, including Macarthur Square, Murchison Square, Argyle Square, Lincoln Square and University Square.
- Importance of Princes Park as one of La Trobe's historic ring of parks and gardens surrounding Melbourne.
- Mature street plantings and tree rows.
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by later central medians and street tree plantings.
- Views of the Royal Exhibition Building and Carlton Gardens from the west on Queensberry Street, and from other streets west of Rathdowne Street and south of Grattan Street.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

### How is it significant?

Carlton Precinct is of historical, aesthetic/architectural and social significance to the City of Melbourne.

### Why is it significant?

Carlton Precinct is of **historical significance**, as a predominantly Victorian-era precinct which reflects the early establishment and development of Carlton, on the northern fringe of the city. It was planned on the basis of early 1850s surveys undertaken during Robert Hoddle's tenure as Surveyor General, with the first residential allotments located to the north of Victoria Street. The precinct retains a comparatively high level of intactness, and a very high proportion of pre-1900 buildings, including terrace (row) housing, complemented by historic shops, former mainly small-scale manufacturing and industrial buildings, institutions and public buildings. Surviving 1850s and 1860s buildings in particular attest to the precinct's early development. Parks and squares, including University Square, Macarthur Square, Murchison Square, Lincoln Square and Argyle Square, also provide evidence of early planning. Princes Park is of historical significance, having been reserved in the 1840s by Superintendent of the Port Phillip District, Charles La Trobe. This visionary action resulted in a ring of parks and gardens surrounding inner Melbourne, of which Princes Park is a stand out example. Part of the park, and later specifically Princes Oval, has been the home of the Carlton Football Club since the late 1870s. By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. Modest cottages and terrace rows on small allotments were more typical of the north, reflecting the historic working class demographic of this area of Carlton. The suburb is also home to a number of important institutions, namely Trades Hall, the first Royal Children's Hospital and the Queen Elizabeth Maternal Health centre. In the south, the proximity to the city and, notably, the prestige associated with the Royal Exhibition Building (REB) and Carlton Gardens, and the International Exhibitions of the 1880s was reflected in grander residential development. The World Heritage Listing of the REB and Carlton Gardens in 2004 was in recognition of the outstanding universal values associated with this site and its role in the international exhibition movement of the nineteenth and early twentieth centuries. In the later twentieth century, Carlton was the focus of early conservation activism and campaigns to save historic buildings and streetscapes, many of which survive in the precinct but were being impacted by the Housing Commission of Victoria's slum clearance work and public housing construction programme. The precinct is also significant for its historical and ongoing association with the Woiwurrung (Wurundjeri) and Boonwurrung groups of the Kulin Nation, the Traditional Owners of the land, as well as other Aboriginal groups whose members have links to the area. Former generations of Aboriginal people inhabited the precinct area in the pre-contact period, while later generations continue to live, meet and re-connect in Carlton as part of the continuing 'internal migration' of Aboriginal people across Australia.

Carlton Precinct is of **historical and social significance** for its later 'layers' of history and culture, including an ongoing connection with migrant groups. The arrival of people from Eastern Europe in the early twentieth century, followed by Italian immigrants, wrought significant change to the precinct. Lygon Street evolved into an iconic inner Melbourne commercial strip, historically valued by Melburnians for its Italian culture and colour. In the 1960s and 1970s, students also moved into Carlton in great numbers, with the suburb becoming synonymous with new and alternative social and artistic movements. This cultural awakening had wider ranging impacts on Australian arts, including literature and theatre. Carlton, in turn, has been well documented in popular culture, and featured in film and television. Princes Park is also of social significance, being highly valued by the community for providing opportunities for passive recreation and more formal sporting activities; and as the home of the Carlton Football Club.

The **aesthetic/architectural significance** of the Carlton Precinct predominantly rests in its Victorian-era development, including terrace and row housing, commercial and manufacturing buildings, complemented by more limited Edwardian and interwar development. There are also some notable modern developments by contemporary architects. The pattern of nineteenth century subdivisions and land uses is reflected in the dense residential streetscapes, with commercial buildings in principal streets and sections of streets, and historic shops and hotels to residential street corners. Nineteenth century planning is also evident in the regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of connecting lanes. The latter are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties, as well as performing the important role of minor thoroughfares through dense residential blocks. This reinforces the 'permeable' character and pedestrian nature of the precinct. Residential development in the precinct is also significant for its diversity, with a variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Streetscapes can have consistent heritage character, or more diverse character, reflecting stop-start bursts of building activity, changing styles and dwelling preferences, and later re-subdivision. Aesthetically, the principal streets are distinguished by central medians and tree plantings, with a sense of openness due to their width, and vistas available along their length. The parks and smaller squares, influenced by London-style development, also enhance the aesthetic significance.

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- <sup>1</sup> This precinct citation refers to individual heritage places, some of which are included in the Victorian Heritage Register or individually listed in the Schedule to the Heritage Overlay, which are wholly or partly located within the precinct boundary, or adjoin it. Historical development outside the precinct boundary is also referred to. This recognises that adjoining development, and individual places, contribute to an understanding of the precinct's evolution and in some cases were influential in the history of the precinct. They also demonstrate important historical attributes or characteristics which are shared with the precinct.
- <sup>2</sup> As shown in pre-1750s EVC NatureKit, Department of Environment, Land, Water and Planning, see <https://www.environment.vic.gov.au/biodiversity/naturekit> accessed 9 April 2019.
- <sup>3</sup> Extent Heritage, *City River Aboriginal Cultural Narrative*, for City of Melbourne, 2018, p. 17.
- <sup>4</sup> S Canning and F Thiele, *Indigenous cultural heritage and history within the Metropolitan Melbourne Investigation Area*, for the Victorian Environmental Assessment Council, 2010, p. 21-2.
- <sup>5</sup> S Jackson, L Porter, L Johnson, *Planning in Indigenous Australia: From imperial foundations to postcolonial futures*, Routledge, London, 2017. p. 116.
- <sup>6</sup> Extent Heritage, Traditional Owners engagement, December 2018 to February 2019.
- <sup>7</sup> *Argus*, 22 November 1849, p. 2.
- <sup>8</sup> 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015.

- 9 'Plan of the Extension of Melbourne called Carlton', Surveyor-General's Office, 12 November 1853, held at State Library of Victoria.
- 10 *Age*, 17 October 1857, p. 2.
- 11 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 17.
- 12 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 21.
- 13 *Argus*, 25 October 1872, supplement, p 1.
- 14 *Sands & Kenny* directory, 1857.
- 15 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 19.
- 16 G. Whitehead, *Princes Park Cultural Heritage Study*, 1999, p. 2.
- 17 See Victorian Heritage Register citation for Yarra Park (VHR 2251).
- 18 G. Whitehead, *Princes Park Cultural Heritage Study*, p. 7, *The Argus*, **4 September, 1890**, p. 10.
- 19 See <http://www.blueseum.org/tiki-index.php?page=Princes%20Park>, 5 June 2015.
- 20 See Victorian Heritage Register citation for Royal Exhibition Building and Carlton Gardens (VHR H1501).
- 21 UNESCO World Heritage 'Justification for inscription'.
- 22 *Sands & McDougall* directory, 1873
- 23 *Sands & McDougall* directory, 1873.
- 24 *Sands & McDougall* directory, 1873, City of Melbourne rate books, Smith Ward, 1874, rate nos 2111-2118 (for example), VPRS 5708/P9, Volume 13, Public Record Office Victoria.
- 25 Hotel listings for Carlton, *Sands & McDougall* directory, 1873.
- 26 City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 14.
- 27 City of Melbourne rate books, Smith Ward, 1868, rate nos 2501-2510, VPRS 5708/P9, Volume 7, Public Record Office Victoria, and based on extant bluestone houses on Murchison Street.
- 28 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 31
- 29 Peter Yule (ed.), *Carlton: a History*, Melbourne University Press, Carlton, 2004, p. 337.
- 30 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 101.
- 31 *Argus*, 12 February 1916, p. 18; *Age*, 21 February 1930, p. 12.
- 32 See for examples, buildings at 8 Palmerston Place, 280-284 Drummond Street and examples on MMBW detail plan no. 1190.
- 33 'The City and Suburban Reserves, II. Carlton,' *Argus* 14 March 1883, p.8.
- 34 John Guilfoyle was the brother of William Guilfoyle, Director of Melbourne's Botanic Gardens; see G. Whitehead, *Civilising the City: A History of Melbourne's Public Gardens*, p.115.
- 35 Based on a comparison of residences in Kay Street and Drummond Street: City of Melbourne rate books, Volume 29, 1890, Victoria Ward, rate nos 2721-2756 and Smith Ward, rate nos 1730-1760, VPRS 5708/P9, Public Record Office Victoria.
- 36 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 38.
- 37 *Sands & McDougall* directory, 1890.
- 38 Pam McLean and Malcolm Turnbull, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 59-60.
- 39 As quoted in Pam McLean & Malcolm Turnbull, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 60.
- 40 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 41 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 42 'Twenty-third annual Report of the Housing Commission Victoria, for the period 1 July 1960 to 30 June 1961', 1961, Parliament of Victoria Library, p. 14.
- 43 Peter Mills, *Refabricating the towers: The genesis of the Victorian Housing Commission's high-rise estates to 1969*, Thesis submitted for Doctor of Philosophy, School of Philosophical, Historical and International Studies, Faculty of Arts, Monash University, 2010, p. 290.
- 44 Housing Commission Victoria, 'Annual Report 1979-80', 1980, F D Atkinson, Government Printer, p. 19, Victorian Parliamentary Library.
- 45 Carlton Forest Group, 'Among the Terraces: Work in Carlton', Carlton Forest Project, North Carlton, c. 1987, p. 6.
- 46 Katie Holmes, 'Among the Terraces: Work in Carlton', Carlton Forest Group, Ability Press, c. 1987, p. 5.
- 47 *Sands & McDougall* directory, 1900.
- 48 D Sloane and J Sullivan, The Carlton Brewery. Research Report, School of Architecture, University of Melbourne, 1966.
- 49 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 134, 138.
- 50 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, pp. 92-3.



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- 51 Maryrose Casey, *Creating Frames: Contemporary Indigenous Theatre 1967-1990*, University of Queensland Press, 2004, p. 63.
- 52 Bill Garner, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 199
- 53 David Beauchamp and Frank Strahan, 'Fighting for Carlton', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, pp. 156-157.
- 54 Gordon McCaskie, 'The Voice of the Working Classes – Trades Hall and the union movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 427.
- 55 Sue Chambers, 'The Community Takes Action – Carlton Residents Association', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 166.

# MELBOURNE PLANNING SCHEME

## INCORPORATED PLAN

**Earth Sciences Building  
(McCoy Building)  
University of Melbourne  
253-283 Elgin Street, Carlton**

~~October~~ April ~~2023~~2



## **Earth Sciences Building (McCoy Building), University of Melbourne, 253-283 Elgin Street, Carlton**

### **1. Introduction**

This document is an incorporated document in the Melbourne Planning Scheme (the planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

This incorporated plan establishes planning permit exemptions in respect of land subject to HO1392 forming (part) 253-283 Elgin Street, Carlton (the land).

The land is occupied by the Earth Sciences Building (McCoy Building), University of Melbourne. Note: this incorporated plan does not apply to the Thomas Cherry Building also addressed as 253-283 Elgin Street, Carlton.

### **2. Purpose**

The purpose of this incorporated plan is to ensure that new development does not adversely affect the significance of the McCoy Building, while recognising the operational requirements of the University of Melbourne and ensuring that it can continue to function safely, efficiently and appropriately.

### **3. Planning Permit Exemptions**

This incorporated plan establishes planning permit exemptions, for the land, under the provisions of Clause 43.01-3 of the planning scheme.

The permit exemptions, set out in Clause 4 of this incorporated plan, prevail over any contrary or inconsistent provision in Clause 43.01 of the planning scheme.

#### 4. Site specific exemptions under Clause 43.01-3

A planning permit is not required under Clause 43.01-1 of the planning scheme for the land at (part) 253-283 Elgin Street, Carlton that is subject to HO1392 to:

- Install external lighting.
- Install external security systems and cameras of a size appropriate for a tertiary education building.
- Construct or display a direction sign. .
- Erect a roof top solar energy facility that is not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install services normal to the building including chimneys, fume cupboard extracts, flues and mechanical (heating, cooling and ventilation) systems that are not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install safe access equipment normal to the building including maintenance ladders and walkways, window cleaning equipment and rooftop fall arrest systems.
- Install external fire safety equipment normal to the building including sprinklers, hydrants or boosters.
- Construct a rainwater tank with a capacity not exceeding 10,000 litres, that is not visible from the opposite side of Swanston Street or Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install skylights including any associated demolition of roof fabric.
- Erect mobile phone mast/antennae where not visible from a street (other than a lane).
- Install scientific apparatus (research instrumentation) for university purposes including weather monitoring equipment.
- Erect a glasshouse or similar research infrastructure for university purposes where not visible from a street (other than a lane).
- Alter or replace ground floor doors, loading bays or other openings to the rear (southern) elevation.
- Replace door furniture and locks to exterior doors.
- Replace exterior handrails to meet compliance and accessibility requirements, except on the original ramp on the north side of the building.

- Replace existing glazing to a similar tint.
- Replace roofs and terraces if not visible from the opposite side of Swanston Street or Elgin Street, and where the overall height of the building is not increased or setback of any part of the building is not reduced.
- Install electric vehicle charging stations, to the southern side of the building.
- Carry out any works, including demolition, associated with the existing linking structure. connecting the McCoy and Thomas Cherry buildings, provided 'make good' works are undertaken to match existing materials.
- Carry out any works, including demolition, associated with the pedestrian bridge over Swanston Street that connects to the western elevation of the McCoy Building, provided 'make good' works are undertaken to match existing materials.
- Carry out soft landscaping and paving works.
- Erect any temporary security measures (including but not limited to fencing, scaffolding and hoardings) required to prevent unauthorised access or to secure public safety. Except with a permit, all temporary measures must be removed within 120 days of their erection.

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- LEGEND**
- HO - Heritage Overlay
  - Local Government Area

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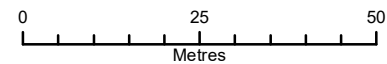
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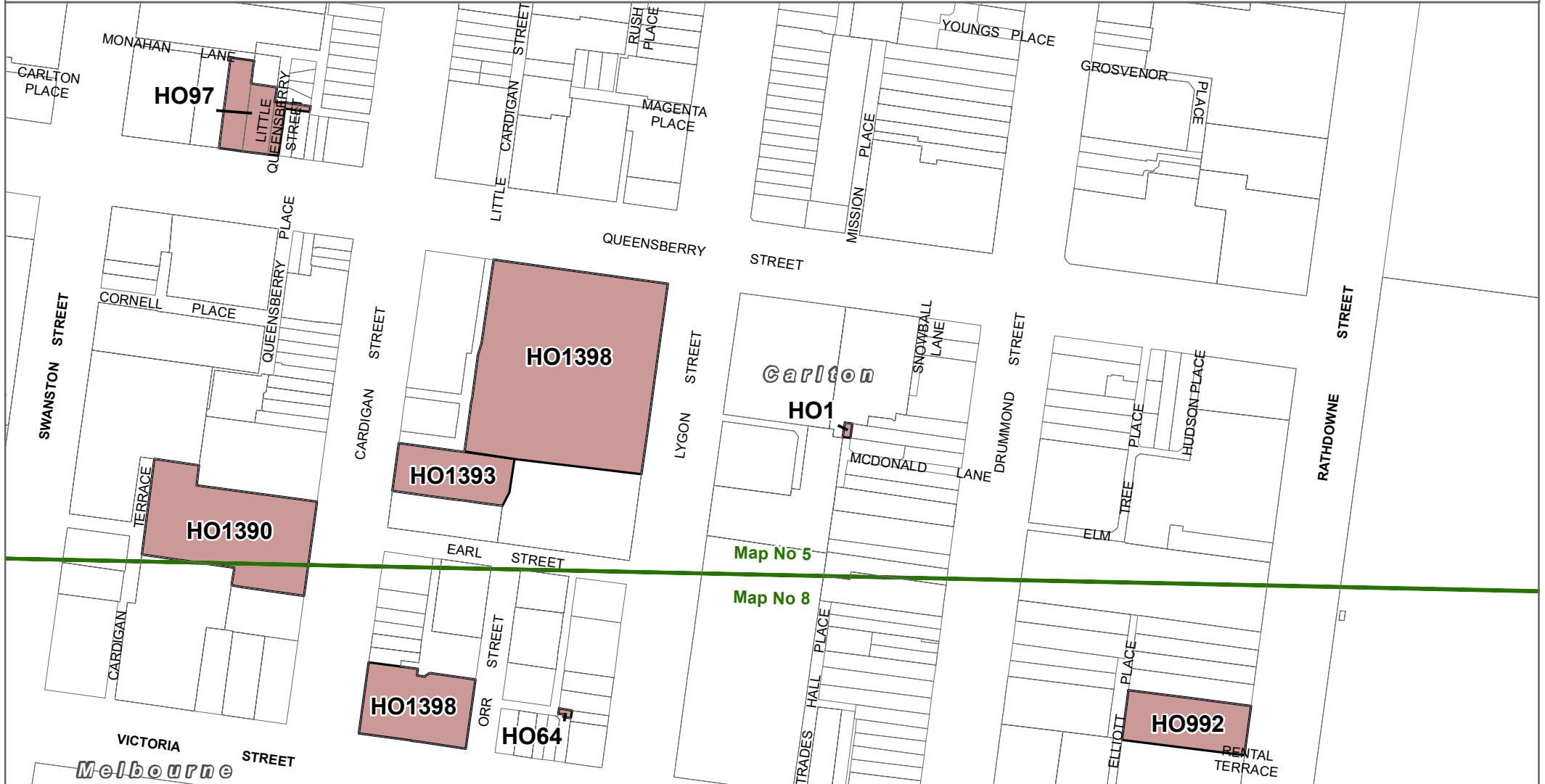


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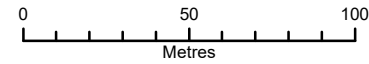


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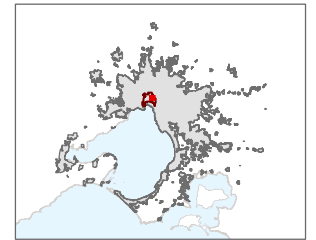
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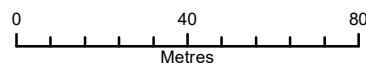
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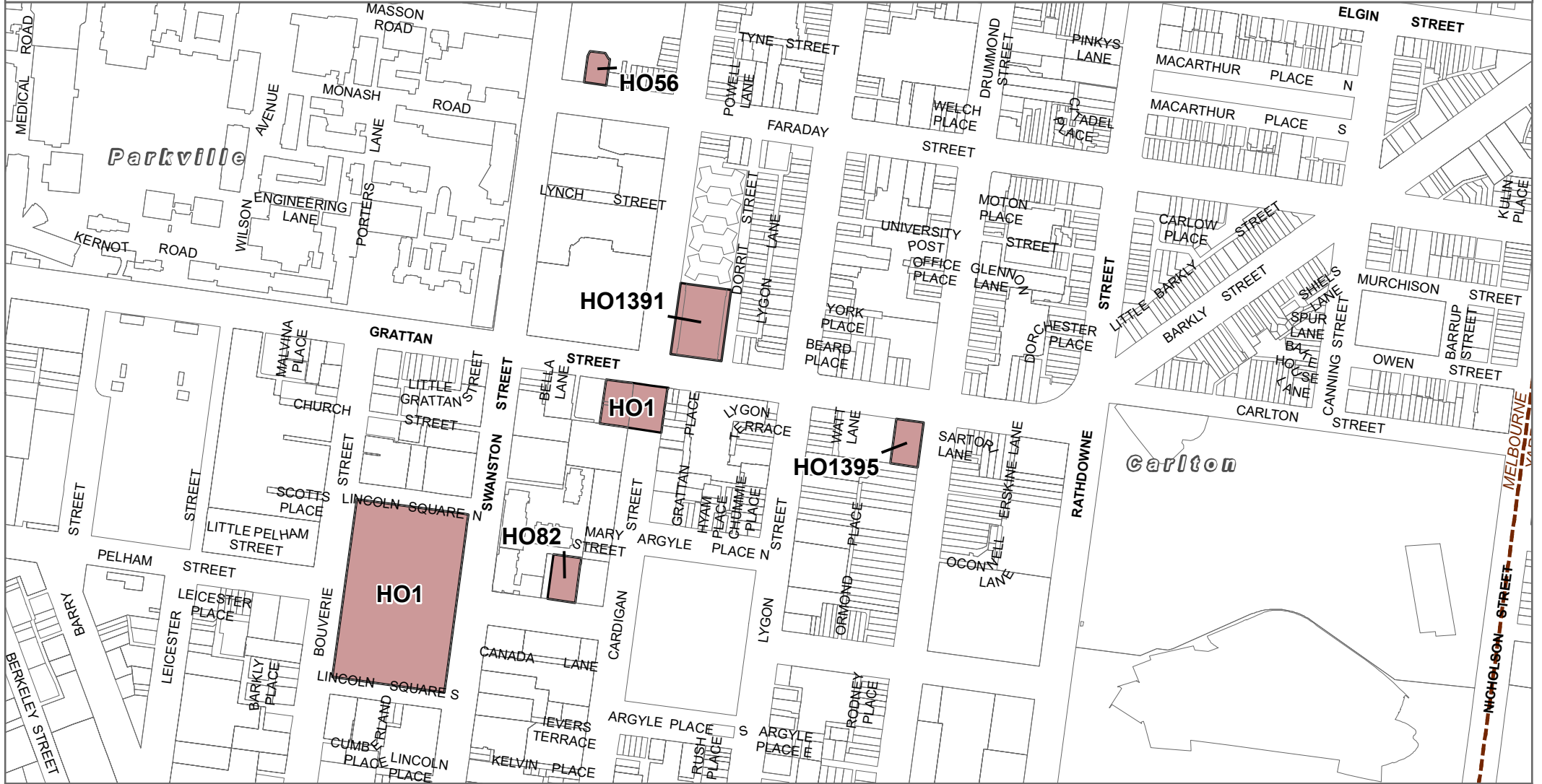
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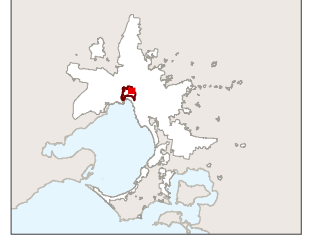
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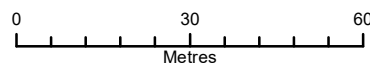


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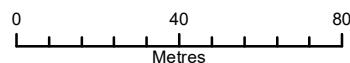


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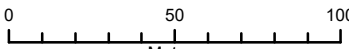


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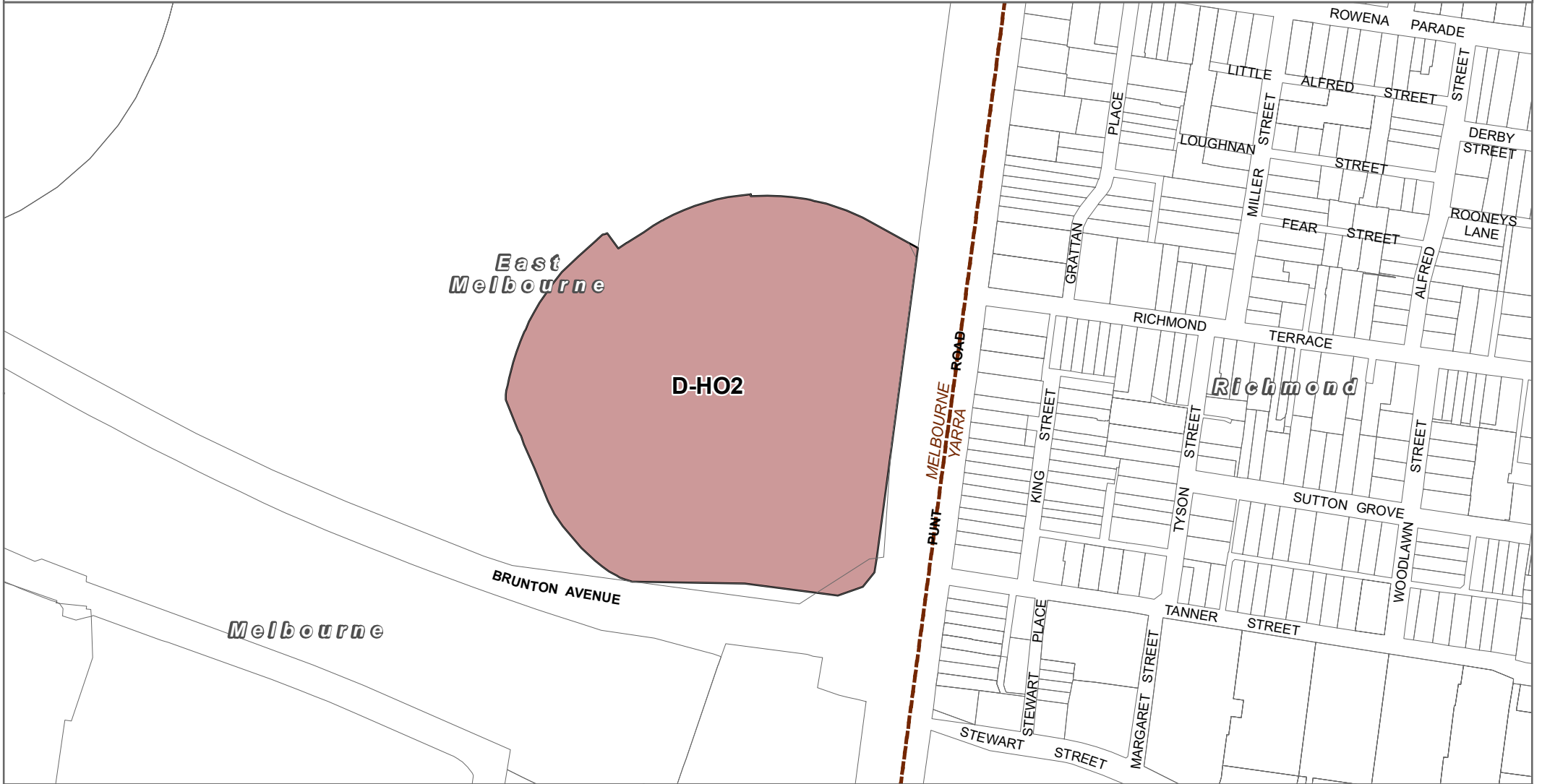
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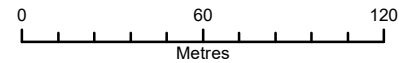
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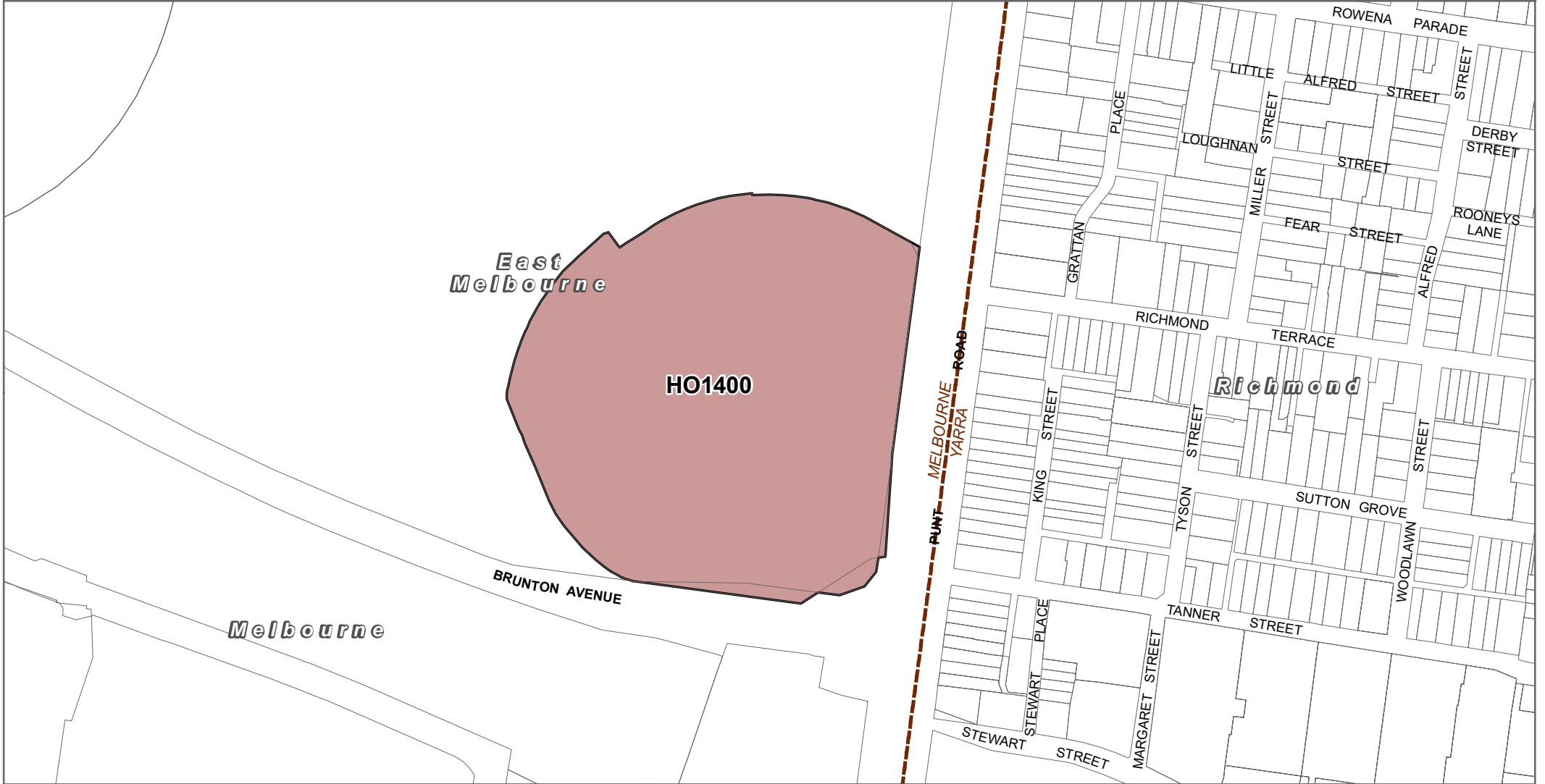


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# MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C405melb



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-  HO - Heritage Overlay
-  Local Government Area

### Disclaimer

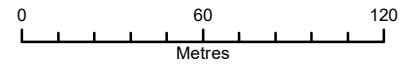
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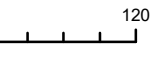
Planning Group

Print Date: 25/10/2021

Amendment Version: 5



NORTH



Environment,  
Land, Water  
and Planning

Part of Planning Scheme Map 9HO





# CARLTON HERITAGE REVIEW

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## METHODOLOGY REPORT

November 2021 (updated February 2023)

Prepared for



**CITY OF  
MELBOURNE**

Prepared by

**LOVELL CHEN**



Version	Date
First draft	1 March 2019
Second draft	16 April 2019
Final version	30 July 2019
Updated version	11 May 2021
Final study issued	November 2021
<a href="#">Updated version</a>	<a href="#">February 2023</a>

The City of Melbourne and the authors gratefully acknowledge the involvement of the Elders from the Boon Wurrung Foundation, Bunurong Land Council Aboriginal Corporation, and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation in the preparation of this document. The authors would also like to acknowledge the assistance of officers from the City of Melbourne's Aboriginal Melbourne and Heritage teams.

The Carlton Heritage Review was undertaken prior to the Victorian Aboriginal Heritage Council decision that from 1 July 2021 the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation is the Registered Aboriginal Party (RAP) for the study area. This decision formally recognises the Wurundjeri Woi Wurrung as the Traditional Owners for the study area. As such the Wurundjeri Woi Wurrung must be consulted as the Traditional Owners going forward. As of 1 July 2021, the Bunurong Land Council Aboriginal Corporation is the RAP for an area adjacent to the Wurundjeri Woi Wurrung RAP area, and the Bunurong have been formally recognised as a neighbouring Traditional Owner group to the Wurundjeri Woi Wurrung. This report refers to City of Melbourne policy that is now out of date, and needs to be read in light of this and the RAP decisions.

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## ADDENDUM

### Addendum to the Carlton Heritage Review November 2021 (Updated February 2023)

Date prepared: 6 February 2023

This addendum identifies the changes made to the Carlton Heritage Review 2021 (the Review) in response to the *Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report* (29 November 2022).

The following parts of the Review have been updated in response to the panel's recommendations:

- Carlton Heritage Review 2021 – Part 1 (Methodology and Recommendations)
- Carlton Heritage Review 2021 – Part 3 (Attachment B – Existing Place Citations)
- Carlton Heritage Review 2021 – Part 4 (Attachment Attachments C, D, E and F - New place citations, Statements of Significance for places in HO1, HO1 Statement of Significance and Additional Work Memorandum)

The Review was conducted during 2018 and 2019 for the City of Melbourne, by Lovell Chen Architects and Heritage Consultants in association with Extent Heritage Pty Ltd (respectively referred to below as Lovell Chen and Extent Heritage). Some limited additional work was undertaken by Lovell Chen in 2020-21.

In 2021, five proposed citations for post-World War II buildings were peer reviewed for the City of Melbourne by Built Heritage (*Carlton Heritage Review: Peer Review of Five Citations for Post-WW2 Places*, 25 June 2021).

The City of Melbourne prepared Amendment C405melb to implement the recommendations in the Review. Amendment C405melb was placed on exhibition from 24 February 2022 to 31 March 2022. Twelve submissions were received including four late submissions.

Following its review of submissions, the City of Melbourne proposed a number of minor changes to the Amendment.

A Panel hearing was held from 3 to 7 October 2022.

Additional changes to the exhibited amendment including further changes to statements of significance were presented by the City of Melbourne during the hearing itself.

Submissions made on behalf of the University of Melbourne in relation to the Earth Sciences Building (McCoy Building), University of Melbourne (253-283 Elgin Street, Carlton, proposed HO1392) proposed an Incorporated Plan (to be an incorporated document in the Melbourne Planning Scheme) as a means through which specific works could be defined as exempt from the requirement for a permit under the HO and these could assist in managing the building. The scope and detail of exemptions in the plan were the subject of submissions and discussion between the parties and during the panel hearing. The outcome of this process was that the Part C submission version of the incorporated plan provided by the City of Melbourne was supported by the Panel (Appendix F to the Panel report: Panel preferred version of the Incorporated Document for University of Melbourne Earth Sciences Building).

The Panel delivered its report on 29 November 2022.

The following changes have been made to the exhibited version of the Review in response to the Panel's recommendations (reference is made in bold text to Panel recommendations as numbered at pp. iii and iv of the Panel report):

- The following Statements of Significance and citations have been amended to include additional information or corrections as identified in the Panel report:
  - Hotel Lincoln and Environs Precinct (HO97): to remove reference to social value as related to the Chinese Mission Church and to clarify that the building does not maintain its historical use or function (**Panel recommendation 2(a)**).
  - RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (HO1398): to correct building construction dates, clarify -the association with the RMIT master plan, and remove references to a relationship between the buildings and Trades Hall (**Panel recommendation 4**).
  - Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (HO1391): to correct the date of construction and building name (**Panel recommendation 5**).
  - Earth Sciences Building (McCoy Building), University of Melbourne (HO1392): to correct a mapping error, amend the date of construction and confirm that the adjoining pedestrian bridge and Thomas Cherry Building are not significant (**Panel recommendation 7**) The Citation for the Earth Sciences Building has also been updated to reference the Incorporated Plan (**Panel recommendation 8**).
  - Office building, 207-221 Drummond Street, Carlton (HO1395): to amend the date of construction and include additional information in relation to publications, awards and the concrete tilt slab construction features (**Panel recommendation 9**).
  - RMIT Building 71, 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton): Amend references to the building address in the title and body of the statement of significance, to reflect its frontage and the 'practical' address (**Panel recommendation 14**).
- Attachment -F (Additional recommendations memorandum) has been amended to reflect that Amendment C396melb has been gazetted. The original version of Attachment F listed changes to places subject to the Carlton Heritage Review which were implemented through Amendment C396melb (**Panel recommendation 12**). The exception is 18-22 Cardigan Street (HO35) where the recommendations of the Carlton Heritage Review remain relevant following the gazettal of Amendment C396.
- Attachment F has also been amended to address building category changes and clarifications recommended by the Panel (**Panel recommendation 1**) as related to:
  - (a) 38 Dorrit Street Carlton (contributory) and 153 Drummond Street (contributory).
  - (b) 374-386 Cardigan Street, Carlton including only 378, 380 and 382 Cardigan Street, 242 Palmerston Street and 21 and 23 Waterloo Street as 'contributory'.
  - (c) 89-109 Grattan Street, Carlton including only 101-103, 105 and 107-109 Grattan Street (including 40-44 Grattan Street) as 'significant'.
  - This Methodology Report has also been amended to reflect changes to the Heritage Places Inventory March 2022 (amended January 2023) in relation to these three properties.

Further, consistent with the Panel's recommendations, the building names and addresses have been reviewed to ensure consistency within and between the Incorporated Documents (Statements of Significance) and the citations (Panel recommendation 15, see also Recommendation 13 for an update to the name and address of Terrace Row, George's Terrace and Clare House, 51-71 Cardigan Street, Carlton).

Recommendations 2 (b) and 3 regarding recategorisation of the Chinese Mission Church from significant to contributory within the Hotel Lincoln and Environs Precinct (HO97) have not been implemented. This is on the basis the Chinese Mission Church meets the intent and detail of the category definition, being 'individually important at ... a local level' and 'of historic, aesthetic, scientific, social or spiritual significance to the municipality' [emphasis added]. It additionally makes an important contribution to the precinct values for HO97.

## 1.0 INTRODUCTION

This report documents the methodology and tasks undertaken for the Carlton Heritage Review ('the study').

The heritage study was conducted during 2018 and 2019 for the City of Melbourne, by Lovell Chen Architects and Heritage Consultants in association with Extent Heritage Pty Ltd (respectively referred to below as Lovell Chen and Extent Heritage). Some limited additional work was undertaken by Lovell Chen in 2020-21.

### 1.1 Recognition of Traditional Owners

The project team acknowledges the contributions of the following Traditional Owner organisations, their Elders, members and staff: Bunurong Land Council Aboriginal Corporation and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.

The Carlton Heritage Review was undertaken prior to the Victorian Aboriginal Heritage Council decision that from 1 July 2021 the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation is the Registered Aboriginal Party (RAP) for the study area. This decision formally recognises the Wurundjeri Woi Wurrung as the Traditional Owners for the study area.

This project reflects the continuing intention of the City of Melbourne to engage directly with Traditional Owner groups to elevate their histories, stories and experiences in our understanding of the City of Melbourne.

### 1.2 Study area

The study area is shown at Figure 1 and Figure 2, and includes the majority of the suburb of Carlton, incorporating properties and land located south of Princes Street; west of Nicholson Street; east of Swanston Street; and north of Victoria Street. All of the properties and places included in the study area were reviewed for the study.

The study area does not include the main Parkville campus of the University of Melbourne; the part of Carlton which was reviewed in the recent City North Heritage Review; and nor does it incorporate the Royal Exhibition Building and Carlton Gardens. However, the Thematic Environmental History prepared during the course of the study (see 3.5 below), addresses the whole of Carlton, including the excluded study areas. The comparative analysis undertaken for the heritage places assessed in the study (this is explained at Section 3.6 below) also cites places located outside the study area.

One exception to this is that Lincoln Square and University Square, both of which are outside the study area, were considered with the other public squares (Argyle Square, Macarthur Square and Murchison Square) in the study area. This is explained further in sections 3.9 and 3.13.

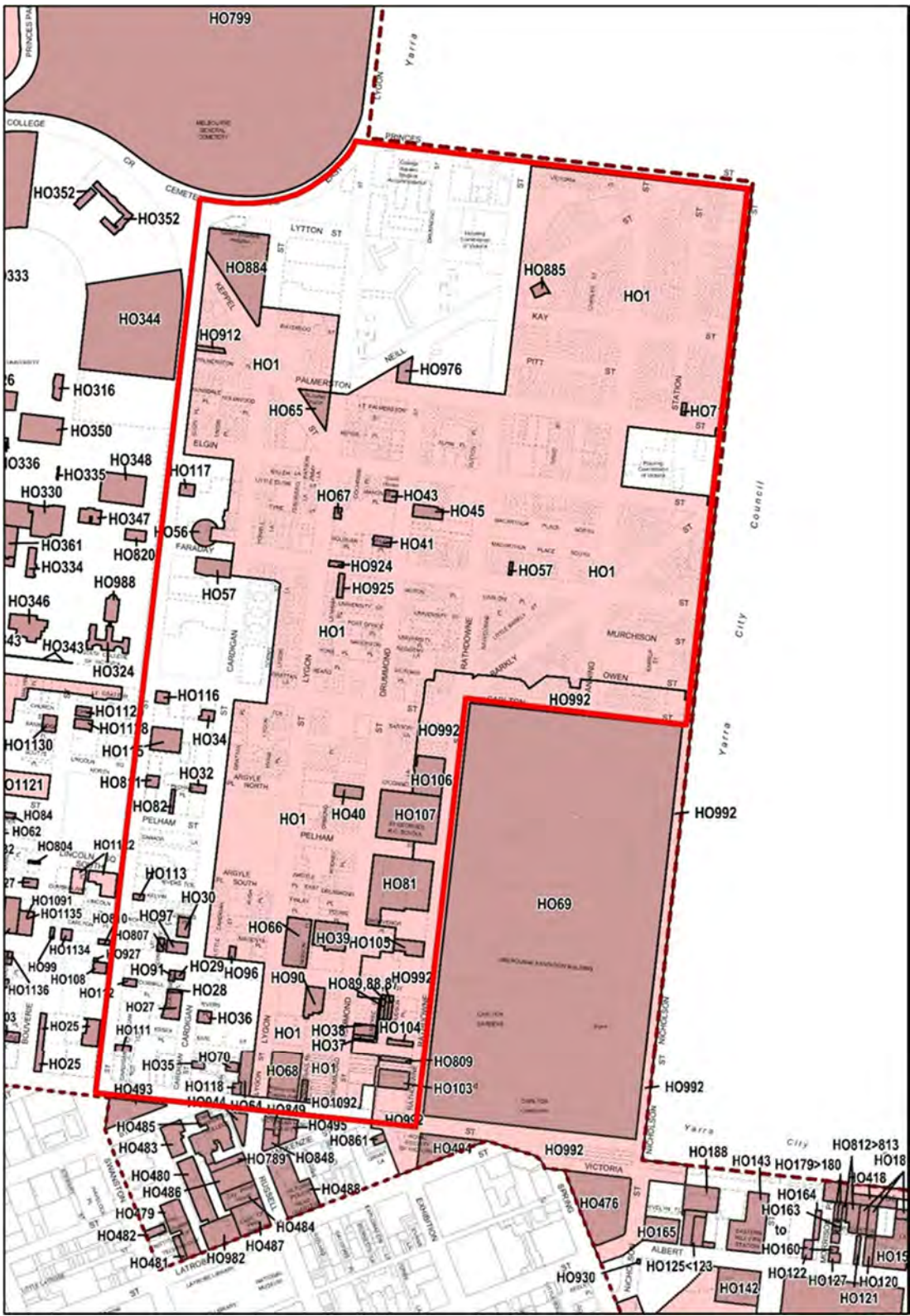


Figure 1 Extract from City of Melbourne Planning Scheme, with the study area outlined in red; existing Heritage Overlay precincts (HO1 and HO992 in pink) and individual or groups of properties (in darker pink outlined in black) are also shown  
Source: Planning Schemes Online



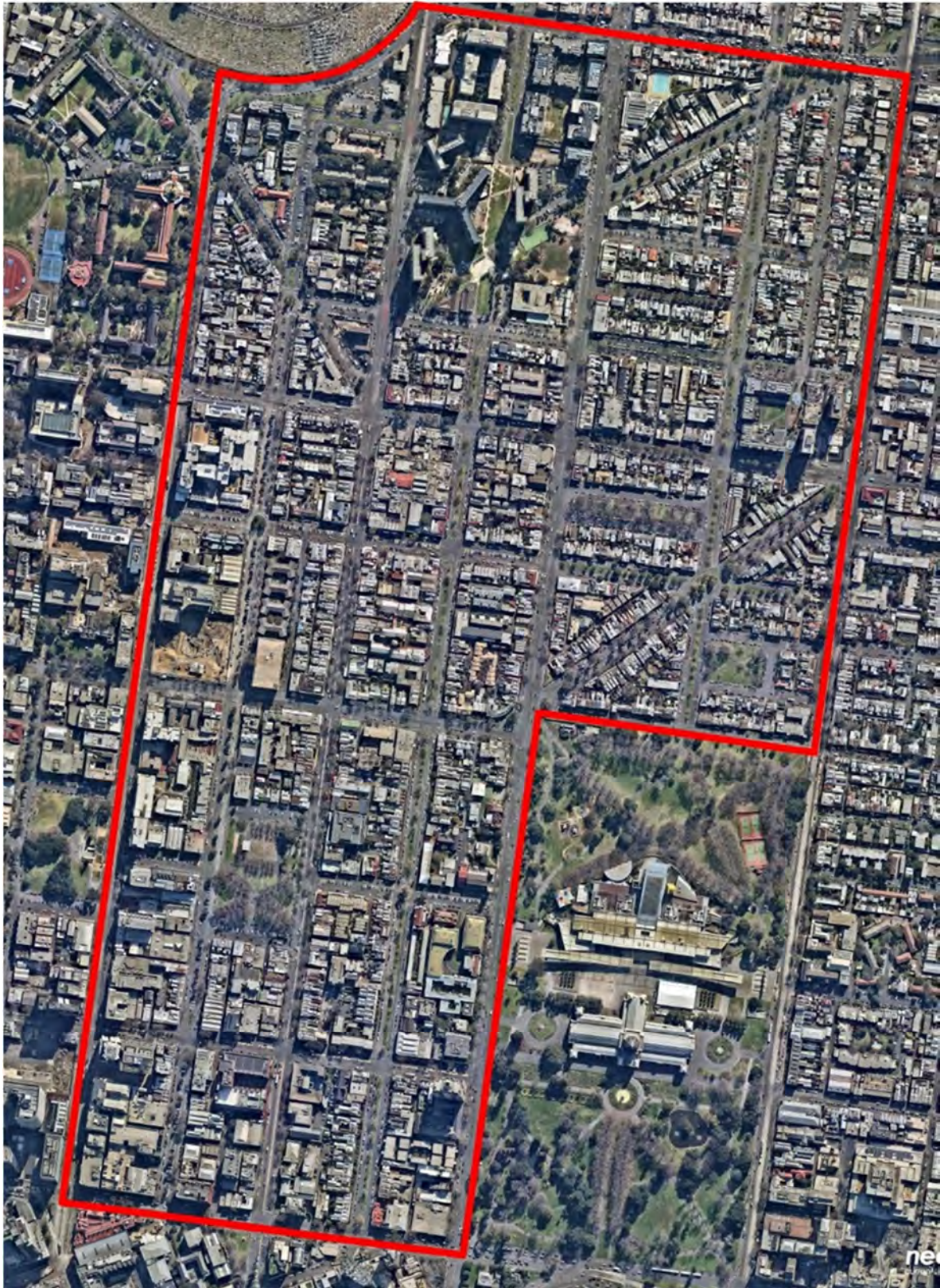


Figure 2 Aerial photograph, August 2018, with the study area outlined in red; the Royal Exhibition Building and Carlton Gardens are outside the boundary, at bottom right  
Source: Nearmap



### 1.3 Existing Heritage Overlay controls

Two large existing Heritage Overlay precincts are included in the study area:

- Carlton Precinct HO1
- World Heritage Environs Precinct HO992

The Heritage Overlay controls in the precincts include external controls over buildings and land, and paint controls, but no internal or tree controls.

There are also Heritage Overlays over single properties or groups and rows of generally related properties in the study area, the majority of which have external controls over buildings and land, and paint controls, but no internal or tree controls. In addition, there are (at the time of writing) 23 places included in the Victorian Heritage Register (VHR).

### 1.4 Background to Carlton

The pre-contact environment of Carlton was first inhabited by the Woiwurrung and Boonwurrung peoples of the Kulin Nation, on alluvial lands to the North of the Yarra River. The continuously changing environmental conditions and sea levels made the study area a harsher and more difficult place to live than it is today.<sup>1</sup> However, Aboriginal people have always lived in close interaction with the surrounding environment, viewing themselves as 'part of the landscape, existing within an interconnected web of its flora and fauna, and being just one dimension of the whole that is Country'.<sup>2</sup> They sustainably cared for and used the land, living in harmony with the environment. This resulted in a mutually beneficial relationship that is likely to have gradually altered the landscape through fire management and other agricultural practices.<sup>3</sup>

The study area was characterised by lightly wooded grassy plains with a mix of eucalypts and she oaks, dipping around the point where the intersection of Victoria and Swanston Streets stands today where a swampy section marked the start of what became known as the Elizabeth Street creek. The adjoining presence of one of the many north to south running tributary creeks adjoining Birrarung (Yarra River) suggests a route through which Aboriginal groups travelled and camped in the pre-contact period.<sup>4</sup> It is also probable that the area was used for transit between a number of notable adjacent Aboriginal places such as the camps and ceremonial grounds surrounding the junction of Birrarung and the Merri Creek, the camp at New Town Hill (Fitzroy) and the Royal Park camping and corroboree ground.<sup>5</sup> The nearby presence of scarred trees at Melbourne Zoo and Princes Park further suggest a strong and vital pre-contact Aboriginal presence in the area.

Following European settlement, Carlton retains considerable evidence of its early town planning and development. Carlton has a very high proportion of pre-1900 buildings, with surviving 1850s and 1860s buildings in particular attesting to the suburb's early development; and by the late nineteenth century some distinction had emerged between development in the northern and southern areas of the suburb. Modest cottages and terrace rows on small allotments were more typical of the north, reflecting the historic working-class demographic of this area of Carlton; while in the south proximity to the city and the prestigious Royal Exhibition Building and Carlton Gardens was reflected in grander residential development. The suburb is also home to important institutions including the University of Melbourne, Royal Melbourne Institute of Technology (RMIT) and Trades Hall.

The pattern of nineteenth century subdivisions and land uses is additionally reflected in the dense residential streetscapes, with commercial buildings in principal streets and sections of streets, and historic shops and hotels to residential street corners. Nineteenth century town planning is also evident

in the regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of connecting lanes; and the distinctive small squares located within the residential enclaves.

'Layers' of history and culture, including an ongoing connection with migrant groups, are also evident in Carlton. In the 1960s and 1970s, university students moved into Carlton in great numbers, with the suburb becoming synonymous with alternative social and artistic movements. Carlton was also the cradle of modern Australian theatre, and Lygon Street evolved into an iconic inner Melbourne commercial strip, noted for its Italian culture and colour. The suburb was also the focus of early urban conservation movements, including the Carlton Association which was established in the late 1960s as an action group and which fought against the so-called 'slum clearances'.

## **1.5 Study outputs**

The written outputs of the study were generally issued as first and second drafts to Council for review, followed by issue of final versions. The attachments to this report contain the study outputs.

## 2.0 STUDY SCOPE

The study involved a review of all places in the study area, with and without existing Heritage Overlay controls, including Aboriginal heritage and places of shared values; private and public housing; public buildings and infrastructure; commercial, manufacturing, ecclesiastical, educational, artistic, cultural and recreational places; and landscapes including public squares.

The study did not review places which are included in the Victorian Heritage Register (VHR) or the Victorian Aboriginal Heritage Register (VAHR).

### 2.1 Issues addressed in the study

The study addressed the following issues:

- Are the current heritage controls comprehensive and reflective of contemporary heritage assessments and values?
- Are there additional/new individual Heritage Overlays?
- Are there additional/new heritage precincts?
- Is the boundary and extent of the large Carlton Precinct HO1 still appropriate; could it be reduced or expanded; or could the precinct be broken up into smaller precincts or sub-precincts?
- Are there places with Aboriginal values and associations?

The boundary and extent of HO992 World Heritage Environs Area Precinct was not reviewed. This is the official UNESCO-endorsed Buffer Zone to the World Heritage Listed Royal Exhibition Building and Carlton Gardens. While properties within HO992 were reviewed under the current study, the precinct boundary and extent were approved during a relatively recent and separate process, which identified and protected this area in the context of it surrounding and adjoining the Royal Exhibition Building and Carlton Gardens.

This approach to the study also recognised that parts of Carlton are subject to development and growth pressures, and it is in this context that Council recognises the importance of having greater clarity and understanding of the heritage significance and values of the area.

### 2.2 Amendment C258

Amendment C258 to the Melbourne Planning Scheme was approved by the Minister for Planning in June 2020 and gazetted in July 2020.

In summary, Amendment C258:

- revised Melbourne's local heritage planning policies at Clause 22.04 and Clause 22.05;
- incorporated new statements of significance for Melbourne's heritage precincts outside the Capital City Zone (Carlton, East Melbourne and Jolimont, North Melbourne and West Melbourne, Parkville, South Yarra and Kensington);
- replaced the A to D property grading system with the significant/contributory/non-contributory grading system; and
- implemented the recommendations of the West Melbourne Heritage Review (G Butler, 2016).

The statement of significance for the Carlton Precinct HO1 was reviewed and updated as part of this current study (see Section 4.5). Also, in assessing and documenting places of heritage significance, this study utilises the C258 significant/contributory/non-contributory grading system.

The Heritage Policies Review component of Amendment C258 was undertaken by Lovell Chen, commencing in 2015. In assessing and documenting places of heritage significance, this study adopts the C258 significant/contributory/non-contributory grading system.

Submissions made to Amendment C258, following advertising, identified issues to do with property gradings, mapping and addresses. Where relevant, and within the scope of this current study, these issues have been reviewed and addressed.

### 2.3 Study stages, tasks & chronology

The following table summarises the study stages and related tasks and identifies the approximate date of undertaking/completing the stage/task.

The Methodology at Section 3.0 provides more detail on how the stages and tasks were undertaken, while the outputs from the various stages and tasks, where relevant, are identified and described at Section 4.0.

Table 1 Table of study stages/tasks and dates

Tasks	Date
Prepare a Project Management Plan at the outset of the project, to map out the approach to the staged tasks, in agreement with Council.	Issued July 2018
Review previous work/studies	July-September 2018
<p>Community engagement (managed by City of Melbourne)</p> <p>Three community engagement meetings were held, of which Lovell Chen attended two.</p> <p>Council established a pop-up/installation at the Kathleen Syme Library, providing information on the study and inviting input.</p> <p>Council also utilised the Participate Melbourne platform, whereby the community were invited to share information about places of importance to them, and what they valued about Carlton. An interactive map was used to record this information.</p> <p>A more detailed timeline of the community engagement workshops and meetings is included at Table 2.</p>	<p>Lovell Chen met with Carlton Community History Group on 25 September 2018</p> <p>Council's heritage team held a community open house at the Kathleen Syme Library on 3 October 2018</p> <p>Lovell Chen met with Carlton Residents Association on 15 October 2018</p> <p>The pop-up at the Kathleen Syme Library was open from 30 October to 14 November 2018</p> <p>The interactive map was online from 24 September 2018 until 5 December 2018</p>
Undertake research into the history of Carlton and of places within Carlton.	July 2018-January 2019
	First draft issued April 2019

Tasks	Date
Prepare a Thematic Environmental History (TEH) which addresses the development and evolution of the study area and examines how the distinctive culture of Carlton has influenced this development. This is effectively a local history narrative which builds on and relates to the City of Melbourne's overall municipal thematic history. <sup>6</sup>	Second draft issued June 2019
	Final version issued July 2019
Engage with Traditional Owners, including mapping of identified values, in conjunction with Aboriginal Melbourne.  Four meetings were held; two with Wurundjeri Traditional Owners, and another two with Bunurong Traditional Owners.  The Boon Wurrung Traditional Owners were also contacted via the Boon Wurrung Foundation, but did not confirm their availability for consultation meetings during the project timeframes.	November 2018 through to February 2019  June-July 2019 follow up engagement on project outcomes
Undertake fieldwork	August 2018 through to January 2019
Prepare citations for: <ul style="list-style-type: none"> <li>Existing individual Heritage Overlay places (i.e. with existing heritage controls) which were not fully documented in earlier/previous studies (25 places)</li> </ul>	First drafts issued from October through to December 2018
	Second drafts issued April 2019
	Final versions issued July 2019
Prepare citations for: <ul style="list-style-type: none"> <li>New individual places/properties located outside HO1 or HO992, which were identified and assessed in this study, and recommended for Heritage Overlay controls (6 places).</li> <li>New individual places/properties located in HO1 which were identified and assessed in this study, and recommended for new Heritage Overlay controls; these places were ungraded at the outset of the study, and are outside the period of significance of HO1, hence the recommended individual control (2 places).</li> <li>New serial listings (related groups of buildings/places) (3 places).</li> </ul>	First drafts issued February and May 2019
	Second drafts issued June 2019
	Final versions issued July 2019
Prepare statements of significance (not full citations) for three existing graded places in HO1. Two were assessed to be of a higher level of significance (from contributory to significant) and one was already significant but new information informed a re-assessment of its significance.	First drafts issued February 2019
	Second drafts issued July 2019
	Final versions issued July 2019
Review the existing statement of significance for Carlton Precinct HO1, on the basis of the detailed research, fieldwork and investigation of the precinct as undertaken for this study; and prepare a revised and updated statement.	First draft issued June 2019
	Final version issued July 2019

Tasks	Date
Prepare documentation arising out of the Traditional Owner engagement, for inclusion in the TEH and where relevant citations for places.	First drafts issued March 2019
	Second drafts issued April 2019 (citations) and June 2019 (TEH)
Attend project meetings.	Throughout the course of the study
Update the City of Melbourne property excel spreadsheet to reflect the recommendations relating to places as outlined here, together with some mapping and address anomalies.	Throughout the course of the study, and at its completion.
Prepare a Methodology Report (this report)	First draft issued February 2019
	Second draft issued May 2019
	Final version issued July 2019 (as per this report)
Additional assessments and updated citations	April-July 2020, March-April 2021
Update to study to incorporate additional work	May 2021
Final study issued	November 2021
<a href="#">Post-panel updates</a>	<a href="#">February 2023 (Refer Addendum)</a>

## 2.4 Previous work

Previous municipal heritage study work was referred to and utilised during the course of the study, and included:

- Carlton Conservation Study 1984, Nigel Lewis & Associates
- City of Melbourne Heritage Review 1999, Allom Lovell & Associates (addressed lowly graded properties in Carlton)
- Property gradings review 2015, Lovell Chen (largely a desk top review of all C and D graded properties in Carlton, as currently subject to Amendment C258)

Previous work referenced in preparation of the briefing research for the Traditional Owners consultation included:

- City of Melbourne Indigenous Heritage Study (2010), Context Pty Ltd
- Southbank Boulevard & Dodds Street, Ecological, Heritage and Cultural Place Assessment (2015), Context Pty Ltd
- Hoddle Grid Heritage Review (Volume 4: Aboriginal history) (2018), Context Pty Ltd with On Country Heritage Consulting, Ochre Imprints and Spatial Vision
- City River Concept Plan (2018), Extent Heritage

## 2.5 Exclusions & qualifications

The study included fieldwork and an inspection of the study area from the public realm, including streets and lanes. Property addresses were taken from Council's data (as extracted from Landata) and included in an excel spreadsheet provided to the consultants. The excel spreadsheet is a project management tool for Council's internal use only. Where an address inconsistency was identified during fieldwork this was recorded in the spreadsheet; it is important to note that this was not the main objective of the fieldwork and it may be that all property address inconsistencies were not identified.

The spreadsheet also records some (generally limited) anomalies between the property address and the historical property grading as attributed in the earlier heritage studies. It is recommended that these anomalies be clarified and updated in the excel spreadsheet by Council. Further, where it was observed during fieldwork that a graded building had been significantly modified, or demolished and replaced with a modern building, then this was also recorded in the spreadsheet.

The study did not include a review of streetscape gradings.

The Thematic Environmental History, while a reasonably comprehensive document, was generally limited to the extent that it was prepared in the context of a heritage study/heritage review, where the aim is to enhance an understanding of the development and evolution of the study area, and from that the significance of places within the study area. Targeted primary research was undertaken (see the Bibliography included in the history report at Attachment A) however, much information was guided by existing secondary sources, particularly Peter Yule et al, *Carlton: A History* 2004.<sup>7</sup> Information obtained during the course of the community engagement, and through Participate Melbourne (see Section 3.10 below) was also utilised in the history.

The Thematic Environmental History identified and explored well-known local historical themes, and others – such as local evolutions in public housing, the importance of RMIT to the suburb, Carlton's multicultural history, and Carlton in the 1970s and 1980s – which were not necessarily documented or associated with previous heritage identification and assessment work in Carlton. While highlighting these themes, there remain some areas of interest and research which could be further explored, and these are identified below at Section 5.0 'Summary of study recommendations'.

The City of Melbourne acknowledges the Woiwurrung (Wurundjeri), Boonwurrung, Taungurong, Dja Dja Wurrung and the Wathaurung groups who form the Kulin Nation as the Traditional Owners of the land (City of Melbourne Reconciliation Action Plan 2015-2018). In following City of Melbourne policy, as per the Reconciliation Action Plan, all of the Traditional Owners groups were contacted for their perspectives on the history of the study area, including more contemporary history. However, only two of the three major Traditional Owners groups (Bunurong and Wurundjeri, but not including Boon Wurrung) were available for consultation.

## 2.6 Places which have been demolished and/or redeveloped

For several of the existing Heritage Overlay places in the study area, it was found that the properties/buildings had been demolished and redeveloped in the period since the heritage controls were put in place, and that these works had significantly diminished or entirely removed the heritage value of the places in question. On that basis, no citations were prepared for these properties. All but one have been removed from the HO through Amendment C396; the remaining property is recommended for removal:

~~;~~ and further, they are recommended to be removed from the Heritage Overlay:

~~HO96, 106-108 Queensberry Street, replaced by a 4/5-storey apartment building~~

~~HO70, 16-22 Orr Street, replaced by multi-storey apartment building~~

- HO811, 630 Swanston Street, replaced by multi-storey apartment building.

- ~~HO117, 784-786 Swanston Street, replaced by University of Melbourne development~~



## **3.0 METHODOLOGY**

The following is a brief overview of the heritage study methodology, set out largely in order of how the stages/tasks were undertaken; there was also some crossover between tasks. For example, preparation of the Thematic Environmental History was an iterative process which was undertaken over the course of the project.

### **3.1 Project Management Plan**

The Project Management Plan was prepared near the outset of the project, for endorsement by the City of Melbourne. The Plan included/confirmed the timetable, payment schedule with related milestones, meeting dates, scope and methodology, approach to fieldwork and assessments, and approach to Aboriginal and community engagement.

### **3.2 Review previous work/studies**

As outlined above at Section 2.4, previous City of Melbourne heritage studies, heritage reviews and reports of relevance were accessed and reviewed at the commencement of the project. The overall aim of this task was to identify and extract information of relevance to the study.

### **3.3 Research**

Research was undertaken into primary and secondary sources, for both the Thematic Environmental History and also for research into individual place histories. The sources used and referenced are identified in the endnotes and bibliography to the Thematic Environmental History and the citations.

The research utilised a comprehensive range of sources including but not limited to local histories, archival records, and visual primary sources such as paintings, lithographs, photographs, maps and plans. Council records, data and information from previous work/studies, and existing Heritage Overlay citations were also a source of historical information.

In addition, information was obtained from the Carlton Community History Group (including through their website),<sup>8</sup> through consultation with the Carlton Residents Association, and through Participate Melbourne.<sup>9</sup> The latter is an online community forum operated by the City of Melbourne, where community members are invited to 'have a say' on municipal issues and plans, including providing input (comments and feedback) into heritage studies of this nature. Section 3.10 below provides more information on the assistance provided by the community members and Participate Melbourne, and how it informed the research.

For the research into the Aboriginal and shared themes, primary material was elicited during the Traditional Owner engagement, together with secondary sources (local and regional histories and environmental studies), oral history (published accounts and information gathered during the consultation phase), historic images (maps, plans and sketches), and heritage and environmental reports on the area.

### **3.4 Fieldwork**

The tasks involved in the fieldwork were as follows:

- Fieldwork was confined to the public realm and was undertaken in blocks, with all streets, little streets and public lanes walked
- Council data and GIS mapping informed the fieldwork, with places and properties checked against the data in relation to gradings

- Historical and current aerial photographs informed the fieldwork
- Demolitions and new developments were noted, and again checked against existing information
- Photographs were taken, including for reproduction in the place citations
- Council data in the excel spreadsheet was updated, post the fieldwork

### 3.5 Thematic Environmental History

As noted, preparation of the Thematic Environmental History was an iterative process which was undertaken during the course of the project and, as required, was reviewed and updated following completion of the fieldwork and assessments of places, and completion of the community engagement and the engagement with Traditional Owners.

The significant themes of the study area, and the content and structure of the history, are evident in the table of contents to the Thematic Environmental History.

*The TEH is included at Attachment A to this report.*

### 3.6 Assessment

The Carlton Heritage Review reviewed the current heritage controls in the study area, including assessing potential new places for controls. The assessment was informed by the Victorian Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay',<sup>10</sup> including reference to the HERCON heritage assessment criteria:

- **Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- **Criterion B:** Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
- **Criterion C:** Potential to yield information that will contribute to understanding our cultural or natural history (research potential).
- **Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- **Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- **Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- **Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- **Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Relevant considerations, which specifically informed the assessment against criteria, included:

- understanding the history of the place, and its associations;

- understanding the social significance or values of the place, and its importance to a community; and
- reviewing the physical qualities of the place including the intactness, integrity, architectural or aesthetic merit, and/or other built form qualities or distinctive attributes.

For a place to be assessed as significant, it only needs to meet one of the above criteria, although many places met more than one.

### Comparative analysis and 'thresholding' places

Comparative analysis was a key part of the assessment methodology. It assisted in identifying whether a place met the threshold for an individual Heritage Overlay control, or a group of places met the threshold for a precinct or serial listing. As per the VPP Practice Note:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.

In undertaking the comparative analysis for this study, similar places were referred to in order to better understand how the place under review compared. Questions asked when comparing similar places included:

- Does the subject place have a more significant history or historical associations?
- Is the subject place more highly valued and regarded by a community?
- Is the subject place more intact?
- Is the subject place more architecturally or aesthetically distinguished?
- Is the subject place typical or does it stand out within the comparative group?

For example, if the place under review is an interwar manufacturing building which is being assessed for an individual HO control, then the analysis examined other generally comparable interwar manufacturing buildings, including those which already have an individual control or are identified as significant. This typically included buildings in the study area, or municipality, but may go beyond these geographical confines if the analysis assisted with understanding the relative significance or importance of the place. For example, the citation for RMIT Building 71, 33-89 Lygon Street, provides an illustration of how the comparative analysis was undertaken for an interwar manufacturing building (see Attachment C).

Comparative analysis also assisted in identifying places of lesser significance or heritage value, which are not recommended for a heritage control. For example, in the south-west of the study area (where RMIT Building 71 is located, in a converted interwar building) the initial assessment work examined several interwar former manufacturing and commercial buildings, concentrated in and around Cardigan Street, to determine if these (as a group of interwar buildings) formed a small precinct. The conclusion, however, was that the group did not retain or display sufficient heritage value and character to justify a precinct control. In comparative terms - save for the individual building at 42 Cardigan Street - the group comprised interwar buildings which were substantially altered, of utilitarian character and/or of limited historical or architectural/aesthetic distinction. Therefore these did not form a precinct which would meet the threshold for a local heritage control.

The comparative analysis also assisted in the assessment of later twentieth century places and developments (from the 1960s through to the 1990s) of potential heritage value in the study area. These places generally did not have comparable places with existing heritage controls in the study area, largely due to their later dates of construction and the focus of previous heritage studies, including of Carlton, on the Victorian through to the interwar periods. However, in this case, the comparative analysis examined a broader range of similar places, from mostly outside the study area. It also identified the architectural influences and precedents for some of these places, many of which derived from international examples.

It is also noted that places from the later twentieth century are increasingly being identified for heritage controls, through other studies, including places located elsewhere in the City of Melbourne.

### Gradings definitions

As noted in Section 2.2, in assessing and documenting places of heritage significance for this study, the C258 grading system was adopted, with the definitions set out below:

The C258 gradings definitions:

#### Significant

A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is 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

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.

#### Non-contributory

Does not make a contribution to the heritage significance or historic character of the heritage precinct.

## 3.7 Citations

Citations were prepared for:

- heritage places with existing Heritage Overlay controls (24 places);
- places without controls and outside the existing heritage precincts (6 places);
- places within Carlton Precinct HO1, but not of the precinct period of significance (3 places, see below); and
- serial listings (2 listings, see below).

The citations were prepared in a format (content and design) as required by the City of Melbourne, and included the following:

- Brief history
- Brief description of the place
- Comparative analysis to assist with understanding the relative significance of the place
- Assessment against recognised heritage criteria (HERCON)
- Statement of significance in the 'What? How? Why?' format
- Grading in the significant, contributory and non-contributory categories
- Recommendations for statutory heritage controls (where new HO places)
- Photographs (current and historic) and a map of the place

The citations include a table of information on the front page. Where relevant, the term 'ungraded' is used in some citations under 'previous grade' to denote places that had not previously been assessed or ascribed a grading. Likewise, where there is an existing grade, the earlier letter grading has been used.

*Place citations are in Attachments B (existing places) and C (new places) to this report*

### Places not of the precinct period of significance

Citations were prepared for three 1980s places in the HO1 precinct, due to the places not being of 'the precinct period of significance' (largely the mid-Victorian through to the interwar period). The places were previously ungraded within the precinct, and well outside the identified significant date range for HO1. On this basis they were recommended for an individual Heritage Overlay control. These places are:

- 207-221 Drummond Street, office building of 1986-7, designed by architects Steve Ashton and Howard Raggatt
- ~~129-139~~ 141 Canning Street, postmodern terrace row of 1982-4, designed by architects, Denton Corker Marshall
- Ministry of Housing Infill Public Housing, various addresses, 1980s low-scale infill public housing in Carlton, designed by noted architects (see also serial listings below).

### Serial listings

Two serial listings were identified in this study and recommended for Heritage Overlay controls. Serial listings incorporate related but mostly non-contiguous (or geographically separate) heritage places which typically share a strong historical connection, a unifying historical theme and level of heritage significance, and are recommended to share the same Heritage Overlay number. The single statement of significance included in the serial listing citation applies to all places included in the listing.

This approach is also supported by the VPP Practice Note which states the following regarding 'group, thematic and *serial listings*' (italics added):

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.<sup>11</sup>

The serial listings identified in this study include:

- Ministry of Housing Infill Public Housing (places which share the 1980s history of the introduction of low-scale infill public housing in Carlton, designed by noted architects).
- RMIT buildings in Victoria, Queensberry and Lygon streets (places which date from the 1970s-80s period of RMIT master planning and expansion into Carlton).

### 3.8 Revised HO1 statement of significance

The precinct statement for Carlton Precinct HO1 was initially prepared for Amendment C258, which required the preparation of statements of significance for all of Melbourne's heritage precincts outside the Capital City Zone. The statement was updated and added to following the detailed research, fieldwork and investigation into the precinct as undertaken for this study, including preparation of the Thematic Environmental History. The updated version of the statement also includes reference to the Aboriginal values and places identified in the engagement with Traditional Owners. The updated Carlton Precinct HO1 statement of significance is included at Attachment E.

### 3.9 Additional statements of significance for select places in HO1

Statements of significance were prepared for a small number of places in the Carlton Precinct HO1, the group of previously ungraded public squares, and for the HO1 precinct itself.

Statements of significance were prepared for the following places:

- Clyde Hotel, 377-391 Cardigan Street
- San Marco Social Club, 149-151 Canning Street
- Victorian villa with a 1980s art gallery extension by Nonda Katsalidis, 64-68 Drummond Street
- The five squares, being Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square. Note, Lincoln Square is not currently included in the HO, and is recommended to be included in HO1.

The places are already in HO1, with the exception of Lincoln Square which is to be brought into the precinct through a localised revision to the precinct boundary. They are all proposed to be graded significant within the context. The statements are not incorporated individually into the planning scheme. They are included at Attachment D to this report and will form part of the Carlton Heritage Review reference document in the planning scheme.

The purpose of the statements is to provide additional information on places where the heritage values may not be as easily understood or may require further explanation, and are intended to be read in conjunction with (in addition to) the HO1 precinct statement of significance. The statements have more limited information than is included in the citations for individual Heritage Overlay places but include some historical and descriptive detail, and a statement in the 'What? How? Why?' format.

By way of background, the Clyde Hotel and San Marco Social Club were previously graded contributory (C graded), however the additional research led to a re-assessment and elevation of their grading to significant. No. 64-68 Drummond Street was already graded significant (upgraded in C258 from C graded), but the additional research into this property, and specifically the 1980s art gallery extension designed by Nonda Katsalidis, shed new light on the significance.

A single statement of significance has been prepared for the five Carlton squares, which outlines their historical, social and aesthetic significance in the Carlton Precinct HO1. The squares provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Two of the five squares technically fall outside the study area, being Lincoln Square and University Square, but these are addressed together with Murchison Square, Macarthur Square and Argyle Square. Collectively, the squares provide evidence of the early town planning of Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Because of this strong connection, the study recommends a localised modification of the boundary of HO1 to include Lincoln Square within HO1. Refer to the discussion below at 3.13.

### 3.10 Community engagement and consultation

Community engagement and consultation was an important component of the heritage study and included consultation with the Carlton Community History Group and the Carlton Residents Association. The engagement and consultation provided the opportunity to explain and convey to the community how a heritage study is conducted, what the heritage consultants do, what the anticipated outcomes and outputs are, and the processes. The community provided the consultants with information and insight, sometimes at a high level but also at a detailed level. Council's heritage team also met separately with interested community members, established a pop-up/installation at the Kathleen Syme Library which provided information on the study and invited input, and utilised the Participate Melbourne platform (see below).

More specifically, during the consultation, the consultants were given considerable information and insight into topics such as the importance of Jewish immigration and community in Carlton, which enabled that topic to be researched in more detail than might have originally been intended. Specific places were also identified, for example the Carlton Community History Group identified the San Marco Social Club (former 1880s dance hall/Monash House) at the corner of Kay and Canning streets, in the Carlton Precinct HO1. This is a place of long-standing value to the local community, including the Jewish and later the Italian communities. On the basis of the additional research undertaken, the contributory grading of this place was elevated to significant, and a statement of significance prepared (see Section 3.9).

In other instances, the information provided on places and themes was incorporated into the Thematic Environmental History, with the knowledge and resources of the Carlton Community History Group and the Carlton Residents Association proving particularly valuable. The former, through their published newsletter and website,<sup>12</sup> assisted in documenting a number of themes including the 'urban activism' of Carlton in the later decades of the twentieth century; while the latter group were at the forefront of this activism, or early conservation movement.

The following table summarises the workshops and activities of the community engagement.

Table 2 Table of workshops and activities

Workshop/meeting	Attendees	Activities
Meeting held with the Carlton Community History Group (CCHG) 25 September 2018	Heritage team project officers Two members of the Carlton historical group Anita Brady – Lovell Chen	Anita Brady presented a powerpoint presentation Further discussion and questions Identifying specific places

Workshop/meeting	Attendees	Activities
	Libby Blamey – Lovell Chen	
Carlton Heritage Review community open house held at Kathleen Syme Library 3 October 2018	Heritage team project officers Engagement officer from CoM Approximately a dozen members of the community	Attendees were invited to mark on a large map with post-it notes and dots what places they feel connected to in Carlton (e.g. special places, places which hold memories, and places of historical significance) Project officers mingled with attendees to discuss the project, objectives, and places they were interested in.
Meeting held with the Carlton Residents Association 15 October 2018	Heritage team project officers Councillor Rohan Leppert Anita Brady – Lovell Chen Libby Blamey – Lovell Chen Members of the CRA	Anita Brady provided a general overview of study Comments, questions and discussion Any concerns were recorded and looked at further by Lovell Chen in the study
Pop-up at Kathleen Syme library 30 October 2018 – 14 November 2018	Members of the public who use Kathleen Syme library and community hub.	Project officers set up an installation in foyer of Kathleen Syme to garner interest in the Carlton Heritage Review and to invite them use the participate page. Tablet set up with Participate Melbourne ‘Carlton Heritage Review’ open where people passing by could drop a pin on the map. Books on Carlton from the local history collection were on display, in addition to historic photos of the area and leaflets about the project.

### Participate Melbourne

The City of Melbourne Participate Melbourne website was additionally used to engage with a broader cross-section of the community, with participants invited to identify places of meaning to them and to share their valued memories of Carlton. This will assist Council in understanding what people value about Carlton and what qualities need to be protected and maintained as the suburb evolves. The platform is also another important means of receiving and communicating information during the course of a heritage study.

An interactive map was online from 24 September 2018 until 5 December 2018, and 65 people places within the study area were nominated as being important to people and as places which held special meaning.

Examples of identified places, and brief extracts from the information supplied by the community on the places, are included below.



Table 3 Summary of places and extracts from the Participate Melbourne platform

Place type	Place examples	Extracts
Open spaces	<ul style="list-style-type: none"> <li>Argyle Place</li> <li>Murchison Square</li> <li>McArthur Place</li> <li>Neill Street Reserve</li> </ul>	'green spaces to spend time in; spaces for tranquil reflection, fun or recreation; includes Carlton's squares but also nature strips and reserves'
Community spaces – for gathering and meeting	<ul style="list-style-type: none"> <li>Kathleen Syme Library and Community Centre</li> <li>Union House</li> <li>Carlton Neighbourhood Learning Centre</li> <li>Carlton Primary School</li> <li>Carlton Baths</li> <li>Cafes and restaurants</li> </ul>	'[Kathleen Syme Library and Community Centre] a magnificent heritage building saved and given back to Carlton residents' public use; the heart of the community; very busy and full of people; [Carlton Neighbourhood Learning Centre] 'a really special place and important for our community especially immigrants and people who are ESL'.
Places of individual and collective architectural beauty - integral to Carlton's character and sense of place	<ul style="list-style-type: none"> <li>Kathleen Syme Library and Community Centre</li> <li>Former nurses' home Rathdowne Street</li> <li>Jimmy Watson's</li> <li>Princess Mary Pavilion Building</li> <li>Carlton Baths</li> <li>Streetscapes e.g. Drummond, Rathdowne and Carlton streets</li> </ul>	'Please keep existing heritage buildings; so important to our city's history and development'
Iconic or landmark places – recognised as being individually important to Carlton's communities and as landmarks	<ul style="list-style-type: none"> <li>Jimmy Watson's</li> <li>Kathleen Syme Library and Community Centre</li> <li>La Mama Theatre and courtyard</li> <li>Readings Bookshop</li> <li>Drummond Street Terraces</li> <li>Former nurses' home Rathdowne Street</li> </ul>	'[La Mama] a Carlton icon, and the home of alternative and experimental theatre for the past 50 years; [Jimmy Watson's] scene of perhaps the beginning of Melbourne's love affair with wine; [Readings Bookshop] a wonderful Carlton treasure'
Places of personal identity and belonging - evoking a deep sense of connection that may be linked to stages in a person's	<ul style="list-style-type: none"> <li>Specific spaces and areas, streets and buildings</li> <li>Carlton generally</li> </ul>	'my playground was the nature strip on the north side of Park Street'; 'I loved getting a hot chocolate from Brunetti'; 'my

Place type	Place examples	Extracts
life and important to their sense of wellbeing and personal identity today	<ul style="list-style-type: none"> <li>• Brunetti</li> <li>• Mangala Studios</li> </ul>	first week living in (University) college began a love of Carlton that has never left me'; 'the excitement of hearing Italian spoken, exotic food to buy at King and Godfree and just a love of life'.
Open spaces	<ul style="list-style-type: none"> <li>• Argyle Place</li> <li>• Murchison Square</li> <li>• McArthur Place</li> <li>• Neill Street Reserve</li> </ul>	'green spaces to spend time in; spaces for tranquil reflection, fun or recreation; includes Carlton's squares but also nature strips and reserves'
Community spaces – for gathering and meeting	<ul style="list-style-type: none"> <li>• Kathleen Syme Library and Community Centre</li> <li>• Union House</li> <li>• Carlton Neighbourhood Learning Centre</li> <li>• Carlton Primary School</li> <li>• Carlton Baths</li> <li>• Cafes and restaurants</li> </ul>	'[Kathleen Syme Library and Community Centre] a magnificent heritage building saved and given back to Carlton residents' public use; the heart of the community; very busy and full of people; [Carlton Neighbourhood Learning Centre] 'a really special place and important for our community especially immigrants and people who are ESL'

### 3.11 Aboriginal Engagement

As part of providing information concerning Aboriginal cultural heritage within the study area, Extent Heritage engaged in a process of consultation with Traditional Owner (TO) groups. This process began with the development of a briefing document designed to: explain the project and its background, draft connotative themes of anticipated relevance to the TOs, and address historic maps and aerial imagery for information. This briefing document was then distributed to the TO groups upon arrangement of consultation.

Meetings with the TO groups comprised an initial drive through the study area, engaging in conversation and discussion whilst using the briefing document as thematic prompt. Information that arose in meetings with Wurundjeri (5 December 2018, 25 February 2019) and with Bunurong (11 December 2018, 13 February 2019) was then cross-referenced, where possible, with documentary sources. However, with regards to cross-referencing information provided through the consultative process, it should be recognised that Extent Heritage made the decision to include some information that could not be directly corroborated by existing documentation. This is necessary in certain circumstances to adequately reflect Aboriginal experiences absent from past approaches to historical surveys.

A second round of meetings was then organised with the Traditional Owner groups to readdress themes and sites of potential interest.

Whilst ordinarily Extent Heritage would have met with all three Traditional Owner Groups (Bunurong, Boon Wurrung and Wurundjeri) due to extenuating circumstances, organising consultation with Boon Wurrung was not possible.

### 3.12 Project meetings

Project meetings, between the heritage consultants (Lovell Chen and Extent Heritage) and Council's heritage team, were held on an as needs basis. The first meeting assisted in finalising the scope and planning of the study, and subsequent meetings were mostly progress and project update meetings.

### 3.13 Precinct boundary & changes

The consultants examined the boundary and extent of the large Carlton Precinct HO1 and considered if it should be reduced, expanded or broken up into smaller precincts or sub-precincts.

The boundary and extent of HO992 World Heritage Environs Area Precinct was not reviewed. This is the official UNESCO-endorsed buffer zone to the World Heritage Listed Royal Exhibition Building and Carlton Gardens.

A number of matters arise out of the review of the HO1 boundary. Through fieldwork and investigation, the heritage study found that generally the boundary of HO1 remains appropriate, and that the boundary still contains the core of significant historic development in Carlton. Where significant development is located outside the boundary, it is either protected through an existing individual HO control, or recommended for one in this study.

Two localised changes are recommended to the HO1 precinct boundary, and are shown at Figure 3. The first is the inclusion of Lincoln Square, to enable the five historic squares of Carlton to be included in the HO1 precinct.

It is also recommended that the existing HO34 and the adjacent property at 255 Cardigan Street be incorporated into HO1 as contributory places. This recommendation is made as a result of the further work undertaken in mid-2020-early 2021. HO34 comprises three Victorian dwellings at 245-249 Cardigan Street, now in a single property, while the building at 255 Cardigan Street is a three-storey former hotel on a corner site, constructed c. 1860, with later additions. Further detail on this phase of work is at Section 3.16.

The review work revealed that there are some places in the precinct where modern infill development has occurred. These may be on the edge of the precinct boundary or located centrally within the precinct, and are mainly single properties or larger developments comprising sections of streets. While such redeveloped sites and areas could be considered for removal from the precinct – in some cases leaving 'holes' within the precinct – this is not recommended here. These developments have largely been approved under the existing Heritage Overlay considerations, with the precinct's character and significance together with the precinct controls having already influenced and guided the development outcomes. Retaining such sites within the precinct will maintain this framework of assessment and approval into the future, to the benefit of the precinct.

Accepting this, it is recognised that within the extent of HO1, there are areas of Carlton which differ from one another. For instance, the historic commercial/retail development on Lygon and Elgin streets differs substantially to the historic residential development in the southern sections of Drummond and Rathdowne streets. Dividing and reducing HO1 into new precincts, or creating sub-precincts, was considered as a potential means of recognising and managing these different historic character areas. However, it is difficult to put boundaries around these discrete areas, as they tend to 'bleed' into each

other. The beginning and end of potential new precincts or sub-precincts is not always clear in Carlton. It is also the case that these different areas continue to relate to each other and are seen and appreciated within the context of the larger integrated and diverse Carlton Precinct.

On this basis, a breaking up of the large precinct or a reduction into smaller discrete precincts is not recommended. However, in recognition of the different character areas, the statement of significance for HO1 has been amended and strengthened in terms of how it addresses the distinct areas.

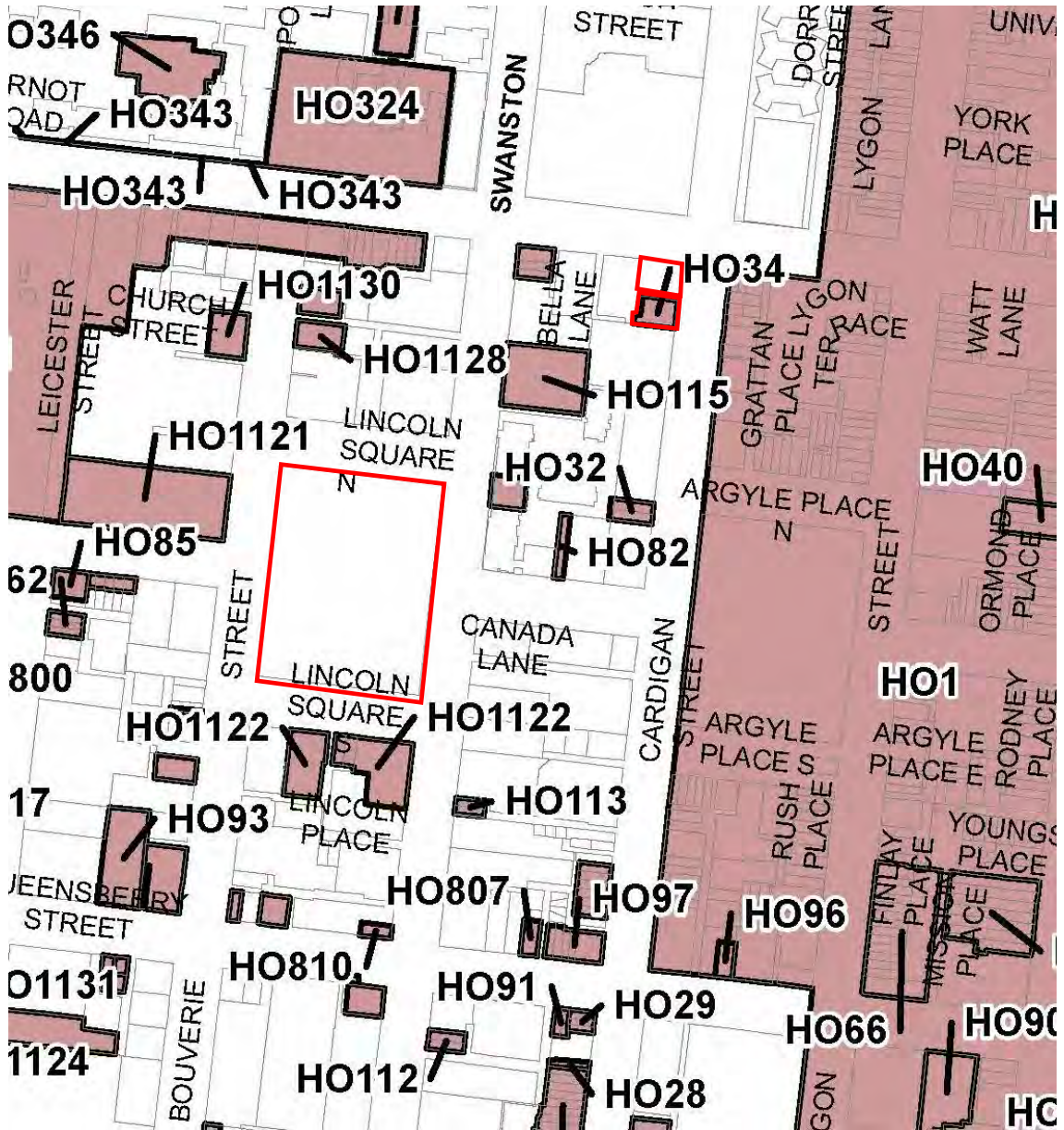


Figure 3 Melbourne 5HO map, showing recommended localised additions to HO1 in red  
Source: Melbourne Planning Scheme

### 3.14 Curtilage

The concept of identifying a 'curtilage' around heritage places in Carlton was raised for discussion during consultation with the Carlton Residents Association (CRA), and in a follow-up submission made by the CRA.<sup>13</sup>

A curtilage is an area, typically of land, which adjoins or surrounds, or in part surrounds a heritage building or place, which can be used to manage and protect the heritage significance and values of the place. A curtilage can include the context and/or setting of a heritage place; an area which provides for significant views of a heritage place; or an area which is functionally related to the heritage place. It may or may not fall under the ownership (historic or current) of the subject heritage place.

The VPP Practice Note states this in relation to curtilages:<sup>14</sup>

It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

This reference to curtilage is taken to mean the land on which a building stands, i.e. a place or property which includes building(s) and the associated land. The reference notes that in 'urban areas' the curtilage will 'in many cases' be the 'whole of the property'.

The Practice Note also states:

The polygon should capture those elements of the place that are significant. If there are multiple elements that are widely dispersed on the property, one option may be to have multiple polygons which share the same Heritage Overlay number.

And:

In addition to capturing the elements that are significant, it is almost always necessary to include a curtilage to:

- retain the setting or context of the significant building, structure, tree or feature
- regulate development (including subdivision) in proximity to the significant building, tree or feature

These references to curtilage emphasise that the curtilage area should include significant elements. 'In addition' the curtilage should provide for the retention of 'setting or context'. One reading of this is that the curtilage may be outside the land area of the heritage place, although the Practice Note further states:

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay.

Returning to the issues raised by the CRA, these are summarised and paraphrased as follows:<sup>15</sup>

- Heritage Overlays should extend beyond heritage places to provide a meaningful curtilage for the places of heritage value.

- There can be negative consequences of excluding a meaningful curtilage around heritage places; these consequences can include the impact of higher scale buildings on development sites adjoining lower-scale heritage places and streetscapes.
- If properties adjacent to heritage places are excluded from Heritage Overlays, Council's heritage policies will have no impact on the envelope or architectural language of new developments on these properties.
- The appropriate curtilage for terrace rows should not be defined by site boundaries; to do so would be inconsistent with the curtilage guidance included in *Planning Practice Note 1: Applying the Heritage Overlay* [August 2018] which provides strong support for the use of curtilages.
- For the Carlton Precinct (HO1) and for the smaller precincts, the Heritage Overlay should include the contiguous laneways.

In response to the above, the following is noted.

The overall emphasis in the Practice Note is on applying the Heritage Overlay to places of heritage significance. The Practice Note does not necessarily contemplate a control over a curtilage area outside of a heritage precinct or adjoining an individual heritage place, if that area does not contain significant elements associated with the heritage precinct or individual place, or does not have a significant visual relationship ('setting or context') with the heritage place. Being a non-heritage place adjoining a heritage precinct or individual place, in a built up urban area such as Carlton, would not normally justify the introduction of a heritage control in order to protect the heritage values of the precinct or heritage place.

However, properties without heritage value (non-contributory places) are regularly included in Heritage Overlay precincts, but normally only where their location *within a precinct boundary* (emphasis added) warrants such inclusion. They may be located within an otherwise significant or intact heritage streetscape, or in a strategic location such as a corner site or at the 'entrance' to a precinct. These places are typically included in a heritage precinct because of their location, and the need to manage their future development to the advantage of the precinct and to limit or avoid any negative heritage impacts which might arise from their development within the precinct. Planning Panels, in reviewing proposed Heritage Overlay precinct areas and boundaries, accept the inclusion of some non-contributory places, but typically not extensive areas or large numbers of non-contributory places.

The local heritage policies apply to places included in the Heritage Overlay, and are not intended to apply outside the Heritage Overlay. Including non-heritage places in the Heritage Overlay in order to manage them via the heritage policy framework and considerations is not the intent of the policy.

On balance, there does not appear to be support within accepted planning practice to include non-heritage sites and areas outside precinct boundaries in the Heritage Overlay. Moreover, in Carlton, being an intensely developed inner city suburb, and historically so, the broader strategic policy framework also anticipates ongoing development of non-heritage areas in the suburb.

### 3.15 Mapping

Generally, the mapping of heritage places followed the title boundaries of affected properties. For the place citations, City of Melbourne prepared location maps, showing the properties and their boundaries, and capturing the building(s) and area(s) of heritage significance. This is later transferred to the Heritage Overlay mapping system.

Some errors in the mapping of places with existing Heritage Overlay controls were identified in this study and are identified below at Section 4.2.

Heritage Overlay mapping will also be updated where recommendations have been made to include additional places within the Carlton Precinct HO1.

### 3.16 Additional work (2020-2021)

In April-July 2020, an additional piece of work was undertaken to finalise the study. This addressed a number of places identified through the initial phase of fieldwork in 2019 and which appeared to have grading anomalies, and places where there were potential queries related to the way addresses were recorded.

For these places, the primary task was clarifying the appropriate heritage category, and generally comprised site visit, limited historical research and assessment of significance. Building Identification Forms (BIFs) were provided by Council for the majority of places, where available. Most of the gradings identified on the BIFs were confirmed, and translated to the current significant/contributory/non-contributory system. The assessment of significance followed the methodology outlined at 3.6, and included consideration of the history of the place, its physical qualities of the place including the intactness, integrity, architectural or aesthetic merit, and its importance to a community.

Following this review, the recommendations were discussed with Council in June 2020, and a memorandum issued in March 2021, to enable the update of the Heritage Places Inventory.

This work was undertaken concurrently with the Amendment C396 review ~~which addressed the translation of gradings from letter gradings to significance categories of a number of places that were omitted or incorrectly categorised in Amendment C258. As a consequence of this work, some further recommendations were made to existing HOs in the Carlton Heritage Review study area and gradings were corrected as part of that Amendment.~~

~~As~~ In addition, as part of this further work, ~~further~~ recommendations were made to amend the form of four existing individual heritage overlays, including a change to their naming to confirm their status as precincts. These are:

- HO64 – 1-31 Lygon Street, Carlton, recommended to become the Carlton Union Hotels Precinct
- HO81 ~~-- 110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, 5-21 Pelham Street,~~ Carlton, recommended to become the Former Children's Hospital Precinct
- HO97 – 128-140 Queensberry Street, Carlton and HO807 – 144-146 Queensberry Street, Carlton, with the addition of the Chinese Mission Church at 148-150 Queensberry Street, recommended to become the Hotel Lincoln and Environs Precinct

The citations for these places have been updated to reflect this change. This change to reference the precinct status will allow for a clearer identification of the relative levels of significance within each heritage place.

Two of the places (HO64 and HO91) have no changes to extent of the overlay and the change is only one of description and identifying relative significance within the place.

A single precinct is recommended to be created by the extension of HO97 to incorporate the existing HO807 and the property at 148-150 Queensberry Street, which does not currently have a heritage control.

A memorandum of the recommendations arising from this work is included at Attachment F. A brief explanation or reason is included for the recommendation for each place. ~~This memorandum also includes places which were addressed through the Amendment C396 review process, to capture all recommended changes within the Carlton Heritage Review study area. The memorandum was updated following the Panel report to remove the recommendations that are not required following the gazettal of Amendment C396.~~

Attachment F has undergone further revision following the Panel Report (refer Addendum, February 2023).

## 4.0 STUDY OUTPUTS

The following is an overview of the study outputs.

### 4.1 Thematic Environmental History

The Thematic Environmental History addresses the important and significant historical themes of Carlton. It documents how the suburb has developed and evolved, and how the culture of the area has influenced and impacted on the natural and built environment, and on the social and urban fabric. Through the engagement with Traditional Owner groups, the Thematic Environmental History also elevates their histories and stories.

The following is an extract from the 'Introduction' to the report:

The suburb [Carlton] and individual places within it have been subject to much historical research, including both published histories and heritage reports. These have been drawn on to delve deeper than the known and established themes, to shed more detailed light on the Carlton specific themes, and its diverse range of land uses and built form. The themes include its nineteenth century subdivision, Carlton's historical working-class identity; the history of immigrants, students, academics and artists remaking the suburb's character; and the varied built form which distinguished the nineteenth and twentieth century demographics and communities of the suburb.

This history draws on the themes set out in *Victoria's Framework of Historical Themes*, produced by the Heritage Council of Victoria, which provides the overarching guide. However, not all themes in the Heritage Council document are addressed; for instance agriculture and transport are not considered major themes in Carlton's development. The document also references Context's *Thematic History – A history of the City of Melbourne's Urban Environment*, 2012 which covered the whole of the municipality. While linked to the development of the municipality, the history of Carlton is distinct, and this is reflected in the themes explored in this document. The history is structured with the main theme as each chapter, and relevant sub-themes drawn from the Heritage Council framework listed below. This is consistent with the typical approach to the structure of a Thematic Environmental History.

And:



The Aboriginal history components of the Thematic Environmental History include information obtained from both primary and secondary sources, including during consultation with Elders from the Wurundjeri (5 December 2018, 25 February 2019) and Bunurong (11 December 2018, 13 February 2019) groups...

There are a number of themes where additional research could support further Aboriginal input; these possible future directions are identified (where relevant) under the themes.

The Thematic Environmental History is illustrated, and the topics covered include:<sup>16</sup>

- Pre-contact environment
- Aboriginal people in Carlton
- Peopling Carlton, including migrant groups
- Carlton's industries and workforce
- Trade unions
- Manufacturing, marketing, retailing
- Entertaining and socialising
- Building Carlton including early development through to the twentieth century
- Public parks and spaces
- Governing Carlton, including government and civil institutions
- Crime
- Carlton heritage action
- Carlton's community
- Sport and recreation
- Welfare
- Health
- Education
- Religion
- Creative and cultural Carlton

The references cited in the endnotes to the report, and the bibliography, also indicate the range of sources used and referred to in preparation of the Thematic Environmental History.

*The TEH is included at Attachment A to this report.*

## 4.2 Citations for places with existing HO controls

The following table lists the heritage places with existing Heritage Overlay controls for which detailed citations were prepared (23 citations). The 'Comment' column indicates where errors in the existing mapping and addresses were identified and corrected, and/or other changes/clarifications made during the course of preparing the citations. The corrections to the Heritage Overlay mapping and addresses in the Schedule to the Heritage Overlay are recommended to be undertaken by Council. [The exception in](#)

the table below is 18-22 Cardigan Street, where a mapping error and category were corrected in Amendment C396. The recommendation for the new statement of significance for this HO stands.

In one case (HO71) extending the Heritage Overlay mapping to cover related adjoining properties is recommended, not due to an error, but on the basis of the adjoining properties having been identified and assessed as significant during this study.

Those with an asterisk '\*' were identified as having Aboriginal values or associations, during the engagement work of Extent Heritage.

Table 4 Places with existing heritage controls for which new citations were prepared (in street alphabetical order)

No	Address	HO number	Comment
1	18-22 Cardigan Street	HO35	Mapping corrected and extended, and significance category clarified <u>in Amendment C396</u> . <del>The existing extent of the HO covers 18 and 20 Cardigan Street, and not 22 Cardigan Street, although the latter address is in the HO Schedule. The HO boundary has been extended to the north to cover all three heritage dwellings at 18-22 Cardigan Street.</del> —The new citation includes the correct map. HO35 is significant; the individual properties have been graded as contributory.
2	50-56 Cardigan Street	HO36	N/A
3	51-71 Cardigan Street	HO27 & HO28	Combining two HOs: The two HOs adjoin each other and have been combined into one HO, on the basis of the shared heritage character and significance of the Victorian terraces and dwellings. The new citation includes the updated and combined map.
4	83-87 Cardigan Street	HO29	N/A
5	101-111 Cardigan Street	HO30	N/A
6	199-201 Cardigan Street	HO32	Mapping updated to align with property boundaries.
7	272-278 Faraday Street	HO56	Mapping corrected and extended: The existing extent of the HO is shown as a circular area centred some metres to the east of 272-278 Faraday Street. This has been amended to reflect the title boundaries of the subject site (four buildings). The new citation includes the correct map.

No	Address	HO number	Comment
8	*1-31 Lygon Street	HO64	Heritage overlay description changed from individual heritage place to precinct ('Carlton Union Hotels Precinct'). The relative significance of individual buildings in this precinct has been identified.
9	18-24 Palmerston Street	HO71	Extend HO to include adjoining properties: The existing Schedule address and extent of the HO includes 22-24 Palmerston Street, a historic former hotel. The HO has been extended to the east to include two associated cottages at 18-20 Palmerston Street, which are part of the same historic development and share the heritage significance. The new citation includes the extended map and extended address of 18-24 Palmerston Street.
10	*5-21 Pelham Street	HO81	Heritage overlay description changed from individual heritage place to precinct ('Former Children's Hospital Precinct'). The relative significance of individual buildings in this precinct has been identified .
11	96-106 Pelham Street	HO82	Mapping corrected and extended: The address in the HO Schedule is 96 Pelham Street. The property is also known as 96-106 Pelham Street. The address includes two building components, with the existing extent of the HO not including the main heritage building at this address. The HO map has been extended to the east to include the latter. The new citation includes the correct map.
12	19 Queensberry Street	HO87	N/A
13	<del>59-53-63</del> Queensberry Street	HO90	N/A
14	91-95 Cardigan Street, 128-140 Queensberry Street 144-146 Queensberry Street	HO97 HO807	Citation updated to reflect the change to heritage precinct ('Hotel Lincoln and Environs Precinct') and the incorporation of the adjacent HO807 and the 1905 Chinese Mission Church at 148-150 Queensberry Street, recommended for a heritage control. The relative significance of individual buildings in this precinct has been identified. The extent of the new precinct has been mapped in the citation. This includes incorporated the rear component of the property at 144-146 Queensberry Street, which was not mapped for HO807.
15	133-135 Queensberry Street	HO91	N/A

No	Address	HO number	Comment
16	25-27 Rathdowne Street	HO103	Mapping reduced: The existing extent of the HO includes a large property at 23 Rathdowne Street, to the south of the significant dwelling at 25-27 Rathdowne Street. As the south property has no heritage value, no historical connection with 25-27 Rathdowne Street, and incorporates unrelated mid-twentieth century factory/warehouse development, the mapping has been reduced and 23 Rathdowne Street removed from HO103. The site will remain in HO992 (the World Heritage Environs Areas Precinct). The new citation includes the reduced map.
17	29-31 Rathdowne Street	HO809	This citation was also included in the documentation for Amendment C396. The new citation includes updated mapping.
18	49 Rathdowne Street	HO104	N/A
19	<del>466-462-468</del> Swanston Street	HO111	N/A
20	508-512 Swanston Street	HO112	N/A
21	554-556 Swanston Street	HO113	N/A
22	676-682 Swanston Street	HO116	N/A
23	68-72 Victoria Street	HO118	Mapping corrected and amended: The existing extent of the HO incorrectly includes a portion of the adjoining property at 9 Lygon Street. The HO map has been amended to exclude the latter. The new citation includes the correct map.

*The citations are included at Attachment B to this report.*

### 4.3 Citations for places recommended for new HO controls

Table 5 Places recommended for new HO controls for which citations were prepared

No	Place/address	Brief description
Places outside the existing heritage precincts		
1	RMIT Building 94, 23-37 Cardigan Street	1996 award-winning tertiary institution building by architect Allan Powell

2	<del>Cardigan House Carpark (former Royal Women's Hospital Carpark)</del> , 96 Grattan Street	1970s car park building by architects Mockridge, Stahle and Mitchell
3	<del>Melbourne University Earth Sciences Building (McCoy Building), University of Melbourne, 253-283 Elgin Street (McCoy Building)</del>	1973-19775 tertiary institution building by architects Eggleston, Macdonald and Secomb
4	RMIT Building 71, 33-89 Lygon Street ( <del>Building 71 also known as 42-48 Cardigan Street</del> )	Former commercial/manufacturing building of c. 1938 in the Moderne style
5	<del>Co-operative Housing (also known as 'Cross Street Co-operative Housing')</del> , 422-432 Cardigan Street	Large early 1970s award-winning development of co-operative housing, located between Cardigan and Lygon streets, with several large building components and a landscaped setting
Places within Carlton Precinct HO1, but not of the precinct period of significance		
6	<del>Commercial/office</del> Office building, 207-221 Drummond Street	Mid-1980s office building by architects Ashton Raggatt McDougall
7	<del>Townhouses</del> Postmodern Terrace Row, 129-135, 137 and 139-141 Canning Street	Early 1980s residential row of townhouses by architects Denton Corker Marshall
Serial listings		
8	Ministry of Housing Infill <del>Public</del> Housing, 75-79 Kay Street, 78 Kay Street, 43-45 Kay Street/136 Canning Street, 76 and 80 Station Street, 51-53 Station Street, and 56-58 and 60-62 Station Street	1980s programme of low-scale infill public housing constructed in several locations in Carlton (Kay, Canning and Stations streets), and designed by noted architects including Edmond & Corrigan, Greg Burgess and Peter Crone
9	RMIT buildings 51, 56 and 57, 80-92 Victoria Street, 115 Queensberry Street and 53 Lygon Street	Three related tertiary institution buildings – RMIT buildings 51, 56 and 57 – constructed in the 1970s and 1980s as part of an RMIT masterplan and building programme

The citations are included at Attachment C to this report.

#### 4.4 Additional statements of significance for select places in HO1

Statements of significance were prepared for the following places in the Carlton Precinct HO1.

Table 6 Places for which statements of significance were prepared

Place/address	Existing grading	New grading
Clyde Hotel, 377-391 Cardigan Street, Carlton, is an interwar hotel which is substantially intact to its 1940 form and detailing.	Contributory	Significant (HO1)

64-68 Drummond Street, 1880s villa with rear 1980s art gallery addition by Nonda Katsalidis; the latter is an additional significant component of the property.	Significant	Significant (HO1)
San Marco Social Club (former 1880s dance hall/Monash House), 149-151 Canning Street, corner of Kay and Canning streets, is a long-standing place of value to the local community, including the Jewish and later the Italian community.	Contributory	Significant (HO1)
Carlton Squares (Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square), provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Carlton Precinct HO1 to be amended to include Lincoln Square in Carlton Precinct HO1	Ungraded	Significant (HO1)

*The statements of significance are included at Attachment D to this report.*

#### **4.5 Revised statement of significance for Carlton Precinct HO1**

As noted, the statement of significance for the large Carlton Precinct HO1 was reviewed and updated, as a result of this study.

*The revised statement of significance is reproduced at Attachment E to this report.*

#### **4.6 Documentation of the Aboriginal engagement**

As noted at Section 3.11, the study included engagement with the Aboriginal community (Traditional Owners), with the objective being to discover, highlight and document their stories, histories and relationship to places in the study area. Through this, the project seeks to recognise the importance of the area to Aboriginal people. One of the key study outputs is the documentation arising out of this engagement, as prepared by Extent Heritage. This includes:

- Input into the Thematic Environmental History
- Input into select place citations
- Other recommendations for consideration on how to respect and interpret the Aboriginal values and places in the study area

#### **4.7 Summary of report attachments**

The attachments to this report are as follows:

- *Attachment A:* Thematic Environmental History
- *Attachment B:* Citations for existing Heritage Overlay places
- *Attachment C:* Citations for places recommended for Heritage Overlay controls
- *Attachment D:* Statements of significance for places in HO1
- *Attachment E:* Revised statement of significance for Carlton Precinct HO1
- *Attachment F:* Additional recommendations memorandum

## 5.0 SUMMARY OF STUDY RECOMMENDATIONS

There are a number of recommendations arising out of this heritage study. Some are already identified above, while additional recommendations are identified and explained below.

### 5.1 Adopt the recommended change of HO places to precincts

It is recommended to change the description of the following places to heritage precinct :

HO number	Place name	Address
HO81	Former Children's Hospital Precinct	110, 112,114, 116-140, 142-150 Drummond Street, <a href="#">15-31 Pelham Street and</a> 125-139, 141- 161 Rathdowne Street, Carlton
HO64	Carlton Union Hotels Precinct	1-31 Lygon Street, Carlton

Statements of significance for these places should be incorporated into the planning scheme as per the requirements of PPN01. The schedule at Clause 43.01 should be updated to reflect the new place names.

### 5.2 Adopt the recommended changes to HO97 and HO807 to create Hotel Lincoln and Environs Precinct

It is recommended to expand the existing HO97 heritage precinct to comprise the following places, to be known as HO97- Hotel Lincoln and Environs Precinct:

Current HO	Address	Proposed HO
HO97	91-95 Cardigan Street, 128-140 Queensberry Street	HO97- Hotel Lincoln and Environs Precinct:
HO807	144-146 Queensberry Street	HO97- Hotel Lincoln and Environs Precinct:
-	148-150 Queensberry Street	HO97- Hotel Lincoln and Environs Precinct:

The statement of significance for this place should be incorporated into the planning scheme as per the requirements of PPN01. The schedule at Clause 43.01 should be updated to reflect the new precinct, and the removal of HO807. The HO map should be updated to reflect the single heritage overlay for these properties.

### 5.3 Adopt the revised Heritage Overlay place citations

Detailed revised citations were prepared for the following places with existing Heritage Overlay controls; it is recommended that these be adopted by Council. The statements of significance should be incorporated into the planning scheme as per the requirements of PPN01

Place name/address	HO number
18-22 Cardigan Street	HO35
50-56 Cardigan Street	HO36
51-71 Cardigan Street	HO27 & HO28
83-87 Cardigan Street	HO29
101-111 Cardigan Street	HO30
199-201 Cardigan Street	HO32
272-278 Faraday Street	HO56
1-31 Lygon Street	HO64 *
18-24 Palmerston Street	HO71
<u>110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, 5-21 Pelham Street</u>	HO81 *
96-106 Pelham Street	HO82
19 Queensberry Street	HO87
<u>59-53-63</u> Queensberry Street	HO90
128-140 Queensberry Street	HO97 *
133-135 Queensberry Street	HO91
25-27 Rathdowne Street	HO103
29-31 Rathdowne Street	HO809 **
49 Rathdowne Street	HO104
<u>466-462-468</u> Swanston Street	HO111
508-512 Swanston Street	HO112
554-556 Swanston Street	HO113
676-682 Swanston Street	HO116
68-72 Victoria Street	HO118

\* Denotes places that are recommended to be amended as precincts

\*\* Denotes citation was also included Amendment C396



#### 5.4 Adopt the revised Carlton Precinct HO1 citation and statement of significance and amend the precinct boundaries

The citation and statement of significance for HO1 have been amended, with the revised and updated statement recommended to be adopted by Council, and to replace the existing statement. Boundary changes have also been recommended as a result of fieldwork, which comprise the inclusion of the following properties:

Place name/address	Current HO number
245-249 Cardigan Street	HO34
251-257 Cardigan Street	-
Lincoln Square	-

The boundaries to HO1 should be adjusted and the revised statement of significance incorporated into the planning scheme as per the requirements of PPN01.

#### 5.5 Adopt the recommendations at Attachment F

The memorandum at Attachment F presents the findings of the additional review work undertaken between May and July 2020 as part of this Heritage Review, including of review of heritage categories/gradings, mapping and addressing issues.

The memorandum includes recommended changes to significance categories for places in the large HO1 Carlton Precinct and other Heritage Overlays- at Attachment F.

[The memorandum was updated following the Panel report to remove the recommendations that are not required following the gazettal of Amendment C396.](#)

#### 5.6 Adopt the statements of significance

Statements of significance were prepared for the following graded places included in the Carlton Precinct HO1; it is recommended that these be adopted by Council:

- Clyde Hotel, 377-391 Cardigan St, Carlton
- 64-68 Drummond Street
- San Marco Social Club, 149-151 Canning Street
- Historic squares of Carlton

The following places are also recommended to be upgraded from contributory to significant grading:

- Clyde Hotel, 377-391 Cardigan St, Carlton
- San Marco Social Club, 149-151 Canning Street

The property at 64-68 Drummond Street (Victorian villa) is already graded significant, with the 1980s art gallery extension recommended to be included under the significant grading.

The following squares are to be upgraded to a significant grading: Argyle Square, Lincoln Square, Macarthur Square, Murchison Square.

These statements will be included in the Carlton Heritage Review which will be a reference document in the Melbourne Planning Scheme. The Incorporated Document Heritage Places Inventory should be updated to reflect the recommended significance changes identified in the statements.

## 5.7 Include in the Heritage Overlay

The following individual places are currently not subject to Heritage Overlay controls, and are recommended to be added to the Schedule of the Heritage Overlay as significant places:

- RMIT Building 94, 23-27 Cardigan Street
- ~~Cardigan House Carpark (Former~~ Royal Women's Hospital Carpark), 96 Grattan Street
- ~~Melbourne University~~ Earth Sciences Building, ~~(McCoy Building), University of Melbourne, 253-283 Elgin Street with elevated pedestrian bridge, corner of Swanston and Elgin streets~~
- RMIT Building 71, ~~(33-89 Lygon Street, (also known as 42-48 Cardigan Street),~~
- ~~Co-operative Housing (also known as 'Cross Street Co-operative Housing, 422-432 Cardigan Street')~~

The following individual places are currently located in the Carlton Precinct HO1, but are recommended for individual Heritage Overlay controls:

- ~~Commercial/office~~Office building, 207-221 Drummond Street
- ~~Townhouses-Postmodern Terrace Row~~ at 129-~~139-141~~ Canning Street

The following places are located within and outside the Carlton Precinct HO1, and are recommended to be included in the Heritage Overlay as serial listings:

- Ministry of Housing Infill ~~Public~~Housing in ~~Kay, Station and Canning Streets~~
- RMIT buildings 51, 56 and 57 in Victoria, Queensberry and Lygon streets

## 5.8 Remove from the Heritage Overlay

The following places ~~is (existing individual Heritage Overlay places)~~ are recommended to be removed from the Heritage Overlay, due to the original heritage building/property having been demolished and the site redeveloped.

- ~~HO96, 106-108 Queensberry Street~~
- ~~HO70, 16-22 Orr Street~~
- HO811, 630 Swanston Street
- ~~HO117, 784-786 Swanston Street~~

## 5.9 Adopt outcomes of the Traditional Owner engagement

Extent Heritage, during and as a result of the Traditional Owner engagement, and in addition to the inputs into the Thematic Environmental History, identified some places in the study area with existing heritage controls where the heritage documentation (citation) is recommended to be enhanced and updated (i.e. to vary and update the text relating to significance).

The existing places included in the Heritage Overlay, where the citation has been enhanced and updated as part of this study are:

- Carlton Union Hotels Precinct, 1-31 Lygon Street (HO64)

- Former Children’s Hospital Precinct, [110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, 5-21 Pelham Street](#) (HO81)

The citation for the following place included in the Victorian Heritage Register is recommended to be enhanced and updated by Heritage Victoria:

- La Mama Theatre, 205-207 Faraday Street, on the VHR (H1991). Amend existing citation to recognise an association with Australia’s first all-Aboriginal acting company, Nindethana.

New interpretation is also recommended for consideration for the following sites in the study area:

- Site of the demolished Royal Women’s Hospital, at the corner of Swanston and Grattan streets. Through consultation with Traditional Owners, and with reference to the Royal Women’s Hospital’s submission to the Senate Enquiry on forced adoption (Professor Shurlee Swain, 2012) this is recognised as the birthplace of many Aboriginal people but also as a site of forced child removals; it has dual significance.
- Site of the demolished Pram Factory theatre, at 317-337 Drummond Street. The Pram Factory was the birthplace of Nindethana, Australia’s first all-Aboriginal acting company.

Of the places within the Carlton Precinct HO1:

- The historic squares of Carlton, particularly Macarthur Square, were noted as meeting places for Aboriginal people in the second half of the twentieth century.

The statement of significance for HO1 was also amended to include references to the Woiwurrung and Boonwurrung peoples in the pre-contact period, and to the more contemporary involvement and experiences of Aboriginal people in the precinct area.

Further consultation with Traditional Owner groups may be required in order to ensure correct and sensitive cultural heritage interpretation.

## 5.10 Additional research

Some areas of additional research have been identified during the course of this study, including in relation to several of the significant themes identified in the Thematic Environmental History. These include the later twentieth century music scenes and alternative cultural movements in the suburb; and the later work of the Housing Commission of Victoria (Ministry of Housing).

There are also a number of themes which could not all be pursued within the scope of this project, and where additional research could support further Aboriginal input. These include the role of Trades Hall as the site of some of the pivotal early meetings which led to the establishment of pioneering Aboriginal welfare organisations dealing in health, education and legal services, and which might also be linked to the emergence of an Aboriginal rights framework. This was suggested in consultation with the Bunurong Elders but was disputed by some Wurundjeri Elders.<sup>17</sup>

## 5.11 Update mapping/correct addresses

Several of the places (existing individual Heritage Overlay places) identified in Table 4 at Section 4.2 above have incorrect mapping and addresses, or are recommended to be extended to include adjoining places. These recommendations are identified in the table, and also in the place citations. It is recommended that the changes be made and that the errors be rectified in the Heritage Overlay mapping and schedules, where relevant.

During the course of the study research and fieldwork, some errors and inconsistencies were also identified for places located in the HO1 precinct. These errors are identified in an excel spreadsheet, completed as a project management tool for internal use as part of the study.

Heritage Overlay mapping will be updated to reflect the recommendations to amend the boundaries of HO1 to:

- Include Lincoln Square within Carlton Precinct HO1
- Include HO34 (245-249 Cardigan Street) and the adjacent property at 255 Cardigan Street in HO1 as contributory places.

## ENDNOTES

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- 1 Extent Heritage. 2017. Fishermans Bend Cultural Values Assessment. For Fishermans Bend Taskforce, p. 10.
- 2 Extent Heritage. 2016. Moonee Ponds Creek Cultural Values Recording. For City of Moonee Valley, p. 17.
- 3 Pascoe, B. 2014. Dark Emu, Black Seeds: Agriculture or Accident? Magabala Books Aboriginal Corporation: Broome, Western Australia, p. 22; Extent Heritage. 2018. City River Aboriginal Cultural Narrative. For City of Melbourne, p. 14.
- 4 Extent Heritage 2018, p. 17.
- 5 Canning, S and Thiele, F 2010. Indigenous cultural heritage and history within the Metropolitan Melbourne Investigation Area. For the Victorian Environmental Assessment Council, p. 21-2.
- 6 Thematic History: A History of the City of Melbourne's Urban Environment, Context Pty Ltd 2011, published by the City of Melbourne in 2012
- 7 Pam McLean & Malcolm Turnbull, in Peter Yule (ed.), Carlton: A History, Melbourne University Press, Carlton, 2004
- 8 See <http://www.cchg.asn.au/>
- 9 See <https://participate.melbourne.vic.gov.au/>
- 10 Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 2.
- 11 Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 2.
- 12 See <http://www.cchg.asn.au/>
- 13 Submitted to Council on 23 October 2018, following consultation with the Carlton heritage team.
- 14 Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 6.
- 15 Submitted to Council on 23 October 2018, following consultation with the Carlton heritage team.
- 16 The topics draw on the themes set out in Victoria's Framework of Historical Themes, produced by the Heritage Council of Victoria (n.d.).
- 17 Extent Heritage, Traditional Owners engagement, December 2018 to February 2019.

**ATTACHMENT A    THEMATIC ENVIRONMENTAL HISTORY**



# Carlton Heritage Review

## Thematic Environmental History



July 2019

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Front cover image:

'Lygon Street, Carlton', c. 1908, J D Meade postcard collection, H35249/73, State Library of Victoria



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## Thematic Environmental History<sup>1</sup>

### *Introduction*

Carlton has been shaped by both its proximity to Melbourne and its dual role as ‘a service and residential area.’<sup>2</sup> It is a diverse suburb both in terms of its built form and its population. It has, and has had, many identities. The historic themes of Carlton are outlined below, providing a local historical narrative that builds on Council’s 2012 thematic history.<sup>3</sup> The suburb and individual places within it have been subject to much historical research, including both published histories and heritage reports. These have been drawn on to delve deeper than the known and established themes, to shed more detailed light on the Carlton specific themes, and its diverse range of land uses and built form. The themes include the pre-contact environment; peopling Carlton; the suburb’s nineteenth century subdivision; Carlton’s historical working-class identity; the history of immigrants, students, academics and artists remaking the suburb’s character; and the varied built form which distinguished the nineteenth and twentieth century demographics and communities of the suburb.

This history draws on the themes set out in *Victoria’s Framework of Historical Themes*, produced by the Heritage Council of Victoria, which provides the overarching guide. However, not all themes in the Heritage Council document are addressed. For instance, agriculture and transport are not considered major themes in Carlton’s development. The document also references Context’s *Thematic History – A history of the City of Melbourne’s Urban Environment*, 2012 which covered the whole of the municipality. While linked to the development of the municipality, the history of Carlton is distinct, and this is reflected in the themes explored in this document. The history is structured with the main theme as each chapter, and relevant sub-themes drawn from the Heritage Council framework listed below. This is consistent with the typical approach to the structure of a Thematic Environmental History.

This document is not intended as a comprehensive history of the development and community of Carlton, and does not follow a strict chronological order. Instead a brief chronological overview is presented at the start of this report, to give context to the discussion of themes that follow. Carlton is a well-researched and documented place. However, further research could be undertaken on a number of the major themes in this report. This could include, for example, the various twentieth century music and cultural scenes in the suburb and the later work of the Housing Commission of Victoria.

The history also addresses places which are outside the study area. This recognises that adjoining development, and individual places, contribute to an understanding of the evolution of Carlton and in some cases were influential in the history of the suburb.

Recognition must be made of the publication, *Carlton: A History*, edited by Peter Yule and published by Melbourne University Press in 2004. It has been an indispensable resource for the development of this history, and it is recommended for further reading on a number of the themes explored in this history. Likewise, the Carlton Community History Group, the Carlton Residents Association, and the Elders and officers from the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and Bunurong Land Council Aboriginal Corporation provided valuable direction for this report.

### *Aboriginal History*

This report reflects the continuing intention of City of Melbourne to engage directly with Traditional Owner groups to elevate their histories, stories and experiences in our understanding of the City of Melbourne. In accordance with the City of Melbourne’s policy of engagement with the Bunurong, Wurundjeri and Boon Wurrung Traditional Owner groups, the Aboriginal history components of the Thematic Environmental History include information obtained from both primary and secondary sources, including during consultation with Elders from the Wurundjeri (5 December 2018, 25 February 2019) and Bunurong (11 December 2018, 13 February 2019) groups.<sup>4</sup> The components are included within the thematic framework discussed above, with no new or additional themes identified as a result of this research and consultation.

There are a number of themes where additional research could support further Aboriginal input; these possible future directions are identified (where relevant) under the themes.

In relation to Chapter 1 in particular, this work follows in the slipstream of a number of comprehensive broader studies of the City of Melbourne area's pre-contact environment/Aboriginal history, including the *City of Melbourne Indigenous Heritage Study* (2010)<sup>5</sup>; *Southbank Boulevard & Dodds Street, Ecological, Heritage and Cultural Place Assessment* (2015)<sup>6</sup>; *Hoddle Grid Heritage Review (Volume 4: Aboriginal history)* (2018)<sup>7</sup>; and *City River Concept Plan* (2018)<sup>8</sup>. In light of these comprehensive studies, for this report the focus is specifically on the Carlton study area.

#### *Chronology of Contextual History*

Pre-1835	Area that became known as Carlton is occupied by the Woi Wurrung and Boon Wurrung peoples of the Kulin Nation.
1835	Melbourne is founded
Late 1840s	Calls to extend city boundaries to the north
1850	Reservation of Melbourne General Cemetery
1851	Victoria's gold rushes commence
1852	First surveys plans prepared for North Melbourne, which incorporated what is now known as Carlton. Survey to south of Grattan Street. Carlton Gardens set aside.
1853	First sales of Crown allotments Reservation of site of University of Melbourne
1856	Carlton Gardens laid out Led by stonemasons at University of Melbourne, Melbourne workers win right to an eight-hour day
1857	Land between Grattan Street and Palmerston Street auctioned
1864	Land north of Palmerston Street subdivided and sold Carlton Football Club formed
1880	Melbourne International Exhibition held in the Exhibition Buildings
1880s	Peak of the Melbourne building and economic 'boom'
1890s	Economic depression, particularly in building industry
1938	Housing Commission of Victoria formed, amid rise of slum clearance movement
1940s	Australia signs post-war immigration agreements with numerous European countries, including Italy
1957	Following Murray Committee report of 1957, the accessibility of university and tertiary education increases
1960s	Clearance of reclamation areas and construction of high-rise tower estates in Carlton
1960s-70s	Rise of heritage conservation movement
1960s onwards	Increasing gentrification of Carlton, although suburb known for its bohemian character and cultural diversity
1970s	First heritage studies undertaken in Carlton

## Chapter 1: Pre-contact Environment

- Living as Carlton's original inhabitants

The pre-contact environment of Carlton was first inhabited by the Woiwurrung and Boonwurrung peoples of the Kulin Nation, on alluvial lands to the north of the Yarra River. The continuously changing environmental conditions and sea levels made the study area a harsher and more difficult place to live than it is today.<sup>9</sup> However, Aboriginal people have always lived in close interaction with the surrounding environment, viewing themselves as 'part of the landscape, existing within an interconnected web of its flora and fauna, and being just one dimension of the whole that is Country'.<sup>10</sup> They sustainably cared for and used the land, living in harmony with the environment, and this resulted in a mutually beneficial relationship that is likely to have gradually altered the landscape through fire management and other agricultural practices.<sup>11</sup>

The study area was characterised by lightly wooded grassy plains with a mix of eucalypts and she oaks, dipping around the point where the intersection of Victoria and Swanston streets stands today, and where a swampy section marked the start of what became known as the Elizabeth Street creek.<sup>12</sup> The adjoining presence of the one of the many north to south running tributary creeks adjoining Birrarung (Yarra River) suggests a route through which Aboriginal groups travelled and camped.<sup>13</sup> It is also probable that the area was used for transit between a number of notable adjacent Aboriginal places such as the camps and ceremonial grounds surrounding the junction of Birrarung and the Merri Creek; the camp at New Town Hill (Fitzroy); and the Royal Park camping and corroboree ground.<sup>14</sup> The nearby presence of scarred trees at Melbourne Zoo and Princes Park further suggest a strong and vital pre-contact Aboriginal presence in the area.



## Chapter 2: Building Carlton

- Creating Melbourne
- Shaping the suburbs
- Making homes for Victorians
- Living on the fringes

### *Early development*

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. By the late 1840s, there were calls to extend the city boundaries to the north, with the *Argus* newspaper arguing 'there seems no good reason why the city should not be allowed to progress'.<sup>15</sup> In 1850, the site of the new Melbourne General Cemetery was approved, located a then suitable two miles from the north city boundary. In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne.<sup>16</sup> The first sales of allotments south of Grattan Street took place in this period, and in 1853 the site of the University of Melbourne was reserved to the south of the new cemetery. An 1853 plan prepared by the Surveyor General's office shows the 'extension of Melbourne called Carlton' as being the area bounded by Victoria, Rathdowne, Grattan and Elizabeth streets.<sup>17</sup>

The slightly later 1855 Kearney plan shows subdivision of the suburb ending at a then unnamed Faraday Street and the site of the university (Figure 1). To the north lay undeveloped land, shown as lightly forested. By 1857, when land between Grattan and Palmerston streets was auctioned, government notices identified the area as being in 'North Melbourne at Carlton'.<sup>18</sup> The naming of the 'Carlton Gardens' reserve was another use of 'Carlton' as a designator of the area, although the suburb, or sections thereof, was still commonly referred to as North Melbourne through the 1860s.<sup>19</sup> The northern part of the suburb, to Princes Street, was subdivided in the 1860s, and included the introduction of the diagonal streets, Barkly, Neill and Keppel, which distinguish this part Carlton.

Numerous small buildings were constructed in Carlton in the early period of its development, many of which were one or two room timber cottages or shops.<sup>20</sup> These buildings were mostly replaced throughout the later nineteenth century with more substantial and permanent brick and stone dwellings. This also followed the introduction of tighter building regulations in the 1870s, with the extension of the *Building Act* to cover Carlton in 1872.<sup>21</sup>

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.<sup>22</sup> In 1865, allotments along the western edge of Drummond Street were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.<sup>23</sup>

### *Places related to this theme*

- 101-111 Cardigan Street (HO30), terrace row housing of 1857-8.
- Russell Terrace, 68-72 Victoria Street (HO118), terrace row housing of 1871.
- Carlton Gardens (VHR H1501)
- Early bluestone residences, Murchison Street (HO1)

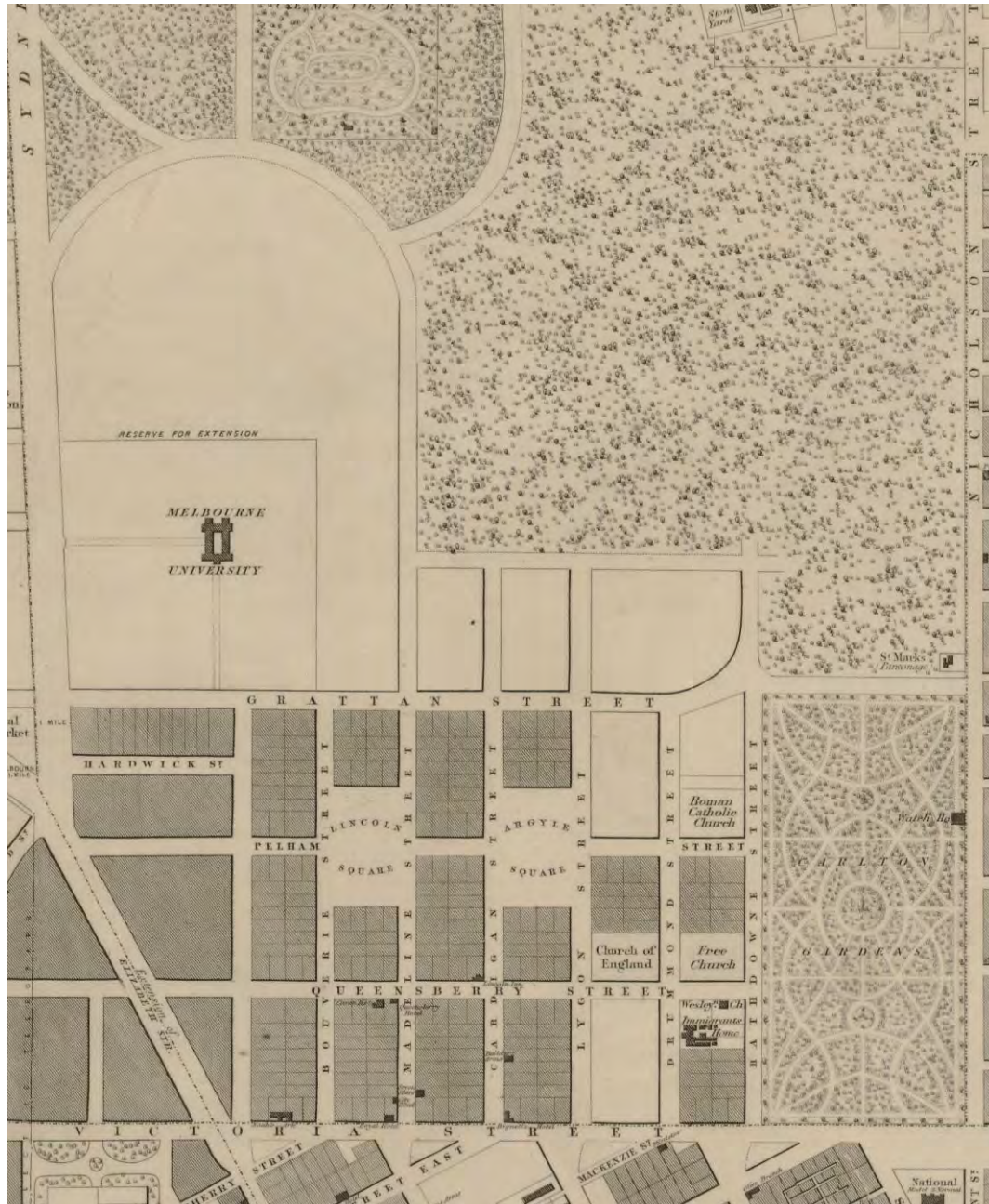


Figure 1 Detail of 'Melbourne and its suburbs' plan, compiled by James Kearney, 1855  
Source: State Library of Victoria

#### *Mid-late nineteenth century*

By the 1870s, Carlton was a substantially developed residential suburb (Figure 2).<sup>24</sup> Grand terrace rows had been constructed along Drummond Street to the south, including Carolina, Erin and Warwick terraces. On the diagonal Neill Street between Rathdowne and Canning streets, some 43 properties could be counted.<sup>25</sup> Concurrent with this development was the construction of hotels in the suburb, which numbered approximately 80 by 1873.<sup>26</sup> Local bluestone, which was readily available by the 1850s and more reliable than bricks produced at the time, was used in the construction of a relatively high proportion of early buildings, including houses.<sup>27</sup> The main material for the façade of seven of the ten houses constructed in Murchison Street by 1868, for example, was stone,<sup>28</sup> and many of these houses were built by Scottish stonemasons.<sup>29</sup> There remain a collection of bluestone cottages and houses on the north side of Murchison Street, dating from this early period.

The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. This resulted in some irregular allotment sizes, and consequently atypical building plans and designs, including dwellings with asymmetrical frontages, terraces of inconsistent widths, and row houses off-alignment to the street.<sup>30</sup> One local resident who had a hand in the development of the suburb was William Ievers. Ievers was a prominent member of the community who established a real estate agency in Cardigan Street in 1859. As noted in the *Australian Dictionary of Biography*, his firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. Ievers was involved in all aspects of real estate, selling properties for vendors, developing land for sale and leasing small residences. One of his terrace rows on Cardigan Street was named 'Mary's Terrace', after Ievers' wife of nearly 50 years, and the smaller cottages in the lane (Ievers Place) off Cardigan Street were also owned by him.<sup>31</sup> Ievers was also involved in local politics, as a municipal rate collector and valuer for 25 years and an elected councillor for the Smith ward of the City of Melbourne in 1895. He was a significant contributor to Church of Sacred Heart (St George's) in Carlton; a memorial to him was erected by his son in Argyle Place; and two small streets (Ievers Terrace and Ievers Place) and a park (Ievers Reserve, in Parkville) bear his name.

By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

Small workers' cottages tended to be constructed on secondary streets, including narrow rights-of-way behind larger properties. In the north, modest cottage rows on small allotments were more typical, reflecting the working class demographic of this area of Carlton. However, cottage rows were still named, as evidenced by Canning Street to the north of Kay Street which was occupied by Theresa cottages, Crimple cottages and Henrietta cottages. Such cottages tended to be of three or four rooms, compared to the much larger residences of generally eight rooms to the south.<sup>32</sup>



Figure 2 View of Carlton between Queensberry and Victoria streets in 1870, looking east past Cardigan Street towards Carlton Gardens, 1870  
Source: Charles Nettleton, photographer, H96.160/1433, State Library of Victoria

### *Twentieth century*

With little in the way of available land in Carlton in the twentieth century, it was people rather than places that developed. In the early decades, as outlined above, the demographics of Carlton began to change, with recent arrivals from Eastern Europe including Jewish families.<sup>33</sup> The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, became the focus of the so-called 'slum clearance' movement from the interwar period. In some cases, laneway housing was replaced by interwar warehouses and factories, towards the south and west of the suburb. In the mid-twentieth century, Carlton remained characteristically a working-class suburb, its residents being predominantly low-income workers and immigrants.<sup>34</sup> The slum clearance movement literally resulted in the clearing of a number of areas occupied by nineteenth century housing, and their replacement with multi-storey 'Housing Commission towers', which in turn began to dominate the skyline in parts of the suburb. After World War II, Italian and other European migrants also made Carlton's residences their own, reshaping and altering nineteenth century detailing to a more Mediterranean aesthetic.

As noted above in Chapter 2, Aboriginal people also lived amongst Carlton's increasingly crowded predominantly terrace housing in the mid-twentieth century. For example, Cheryl Vickery recalled that 'when she was about nine years old her mother, Stella Nicholls lived in Neill Street Carlton where "we had the double room upstairs"'.<sup>35</sup> Aboriginal people were additionally among the residents of the high-rise public housing constructed by the Housing Commission in the second half of the twentieth century.

Changes in demographics through the post-war period also saw a reoccupation of earlier buildings, used for artistic endeavours such as the La Mama and Pram Factory theatres. Smaller infill housing instigated by the Housing Commission of Victoria in the 1980s aimed to blend in with the historic streetscapes of the suburb, signalling a shift in how the nineteenth century building stock was viewed. The infill housing program represented a new concept and direction in public housing, and a marked departure from the high density estates and towers of the post-war period. It involved private sector architects, including Edmond and Corrigan, Peter Crone and Gregory Burgess, working in conjunction with the state government, collaborating to design and build inexpensive homes.

In the late twentieth and early twenty-first centuries, Carlton again underwent a transformation, with further gentrification and intensified residential development. This resulted in the restoration of its many historic buildings, including boom-era commercial buildings on Faraday Street. There were also notable new residential developments in the suburb by contemporary architects, adapting the terrace form and medium density housing for the late twentieth century.

#### *Places related to this theme*

- Shops, 198-204 Faraday Street (HO1)
- 1980s townhouses, 129-139 Canning Street (HO1)
- Cross Street Co-operative Housing, 422-432 Cardigan Street

#### *Public parks*

A distinguishing feature of the planning of Carlton is the generous provision of public open space, part of the mid-nineteenth century government surveys of the suburb. These reserves range from the English-style residential squares, to the formal Carlton Gardens and Princes Park. Carlton Gardens, after which the suburb was named, was originally laid out by Edward Latrobe Bateman in the mid-1850s. The gardens were named by c. 1852, and early photographs show an enclosed reserve, but one which had not been formally laid out. Further redesign was undertaken in subsequent years, leading up to 1879-1880, when the gardens hosted the International Exhibition of October 1880, and the Royal Exhibition Building was completed. Many of the State's leading landscape designers and horticulturists, including Clement Hodgkinson, William Sangster, Nicholas Bickford, John Guilfoyle and architect Joseph Reed, have had input into the gardens landscape. The focus became ensuring a suitable setting for the Royal Exhibition Building, through the planned gardens, paths, entrances and other features.<sup>36</sup>

The Royal Exhibition Building was constructed to house the International Exhibition of 1880 and is the only major extant nineteenth century exhibition building in Australia and one of only a few remaining worldwide. International exhibitions were hugely popular in the nineteenth century, with the latest in industrial, commercial and technological developments from around the world shown to huge, and appreciative, crowds.

The Royal Exhibition Building (Figure 3) was designed by noted architect Joseph Reed, with prominent contractor, David Mitchell, as builder. The subsequent 1888 Centennial International Exhibition was one of the largest events staged in Victoria's history; and in May 1901 the Duke of York presided over the opening of the first Federal Parliament in the building. From that time until 1927 the western annexe of the building was used as a temporary State Parliament while the new Federal Parliament occupied the Victorian Houses of Parliament. The decorative scheme by John Anderson for the opening of Federal Parliament saw the dome decorated in imitation of the sky and the pendentives adorned with murals. Later uses of the Royal Exhibition Building, in addition to exhibitions, included it being used as an emergency hospital for influenza epidemic victims in 1919; military occupation during World War II; and a migrant reception centre from 1948 to 1961. Carlton Gardens are renowned for their nineteenth century 'Gardenesque' style featuring lakes, specimen trees, tree avenues and rows, and parterre garden beds, laid out in a symmetrical arrangement with axial views.

The Royal Exhibition Building and Carlton Gardens were inscribed in the World Heritage List in 2004, in recognition of the World Heritage (outstanding universal) values of the place, as derived from it being a surviving 'Palace of Industry' in its original setting, associated with the international exhibition movement of the nineteenth and early twentieth centuries.<sup>37</sup> The Melbourne Museum, designed by architects Denton Corker Marshall and constructed in the gardens immediately to the north of the Royal Exhibition Building, opened in 2000.<sup>38</sup>

Largely separated from Carlton itself, Princes Park was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s.<sup>39</sup> It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities. Its establishment can also be understood in the context of a proposal, largely credited to La Trobe, to surround Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including Fitzroy, Treasury, Parliament, Alexandra, Domain and the Royal Botanic Gardens; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.<sup>40</sup> Princes Park extends for approximately 39 hectares, stretching for two kilometres along the east side of Royal Parade. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The park combines treed areas and open space, with the latter providing generous vistas across the park, including views of the established plantings and tree rows lining pathways and bordering the park. Surviving nineteenth century plantings include elm rows and avenues, Moreton Bay Figs, and River Red Gums. Later plantings include Canary Island Palm rows, the Princes Park Drive plantation, and various Mahogany Gums. Historic buildings include the Park Keeper's cottage (1885), tennis pavilion (1926), and north and south sports pavilions (1937).

*Places related to this theme*

- Carlton Gardens (VHR H1501)





Figure 3 View of Royal Exhibition Building from Nicholson Street, with Carlton Gardens in foreground, c. 1890

Source: H44102, State Library of Victoria

### Squares

Aside from its generous public parks, Carlton is characterised by its many squares. The survey of the suburban allotments included these squares, and followed a pattern that was similar to that employed by Colonel William Light in his 1837 plan for Adelaide. It was a pattern that had been widely used in London, where open squares supported the apportionment of comparatively dense private allotments on surrounding blocks. The first two squares in Carlton were labelled from the outset 'Lincoln Square' and 'Argyle Square'. To the west, a group of irregular lots between diagonal streets were also labelled as reserves in the vicinity of what would become University Square, however this survey was later altered at the behest of the university to ensure an open approach to its entrance. Meanwhile, to the north of Carlton Gardens, two smaller squares each noted as 'Reserve for Ornamental Enclosure' were added when this area was laid out c. 1857; these squares would subsequently become known as Macarthur Square and Murchison Square.<sup>41</sup>

The provision of these squares was not universally supported, and in 1858, a number of councillors and landholders pushed for the extension of Pelham Street directly through Argyle Square and Lincoln Square. This reflected a simmering conflict over the primacy of roads versus public open spaces. Likewise, the crossing of Carlton Gardens would continue to be disputed into the 1870s when it would be ultimately decided at the Supreme Court of Victoria,<sup>42</sup> however the conservation of the smaller squares would be settled within a few months by motion of the Parliament of Victoria.<sup>43</sup> Opponents argued that the surrounding allotments had been bought in good faith from the Government, 'on the faith of these grants for reserves', and that a premium had been paid on the basis of their adjacency to the squares.<sup>44</sup> Passage of the *Sale of Crown Lands Act* 1860 allowed the status of these and other existing public reserves to be formalised. The permanent reservations of the Carlton squares were formally gazetted in 1864,<sup>45</sup> save for University Square, which was gazetted in 1867 (Figure 4).<sup>46</sup>

While governments reportedly dragged their feet on fencing and improving the squares,<sup>47</sup> local citizens may have taken matters into their own hands—one 1860 motion to the city council noted 'citizens in the vicinity of Lincoln Square having expressed their willingness to subscribe the sum of £10 towards the cost of picking, levelling, and sowing that enclosure with grass,' before referring the matter to the Health Committee.<sup>48</sup> With the limited funds available for the purpose from the colony's government, the

squares were eventually fenced and planted with trees, with the promise that the fencing was temporary and 'would be removed so soon as the trees which were [e]nclosed had grown up.'<sup>49</sup>

The squares were valuable open space reserves with the potential to host all manner of public or semi-private groups or uses that otherwise lacked the funds or influence to own or occupy private land. Despite their small size, the squares quickly proved desirable as recreational grounds for local clubs, with the northern half of Argyle Square set aside for the Carlton Bowling Club in 1868 and the northern part of University Square similarly occupied by the Victoria Bowling Club in c. 1875, as well as by an association of lawn tennis players.<sup>50</sup> Early newspapers occasionally published descriptions of the planted character of the squares. Lincoln Square in 1875 is described as containing:

...a parterre of flowers [which] has been planted on each side of the walks, which gives a bright and cheerful appearance to the grounds. There are also lawns of rye grass and clover, and plantations of cedar trees and blue gums to furnish a landscape.<sup>51</sup>

The introduction of c. 1880s avenue plantings of elms to a number of the squares has been attributed to Nicholas Bickford, the city's Parks and Gardens Curator from 1874-1890; some works including ornamental plantings were later introduced by his successor, John Guilfoyle, Curator of Metropolitan Parks and Gardens (and brother to William Guilfoyle, Director of the Botanic Gardens). The opening of Victoria's first children's playground in Lincoln Square in 1907 may be seen as the conclusion of this previous era of conflicted management and the beginning of a new era in which the public position and amenity of the squares became more certain. The playground was unveiled by then Premier Thomas Bent to an audience of dignitaries and a crowd of hundreds including cadets, children from State, Catholic and private schools, and neighbourhood residents. Constructed with equal contributions from the State Government and the Council, the original playground was reported to include swings, maypoles and see-saws.<sup>52</sup> Playground equipment is still present in Lincoln Square today, and it remains the only one of the five Carlton squares to include such a feature.

A renovation of Lincoln Square was undertaken during the early 1960s, with the installation of a formal plaza along the Swanston Street edge with a jet fountain and reflecting pool opposite Pelham Street. Throughout the twentieth century, various memorials and other monuments were installed in Carlton's squares, highlighting the civic dimension of their status as the principal local open spaces in Carlton. Since 2000, the squares have been the subject of works to modernise and adapt them for more contemporary expectations.

#### *Places related to this theme*

- Carlton's squares, including Lincoln Square and Murchison Square (HO1)



Figure 4 Detail of plan of Carlton south of Elgin Street, 1881, with Carlton's squares indicated  
Source: Vale Collection, State Library of Victoria

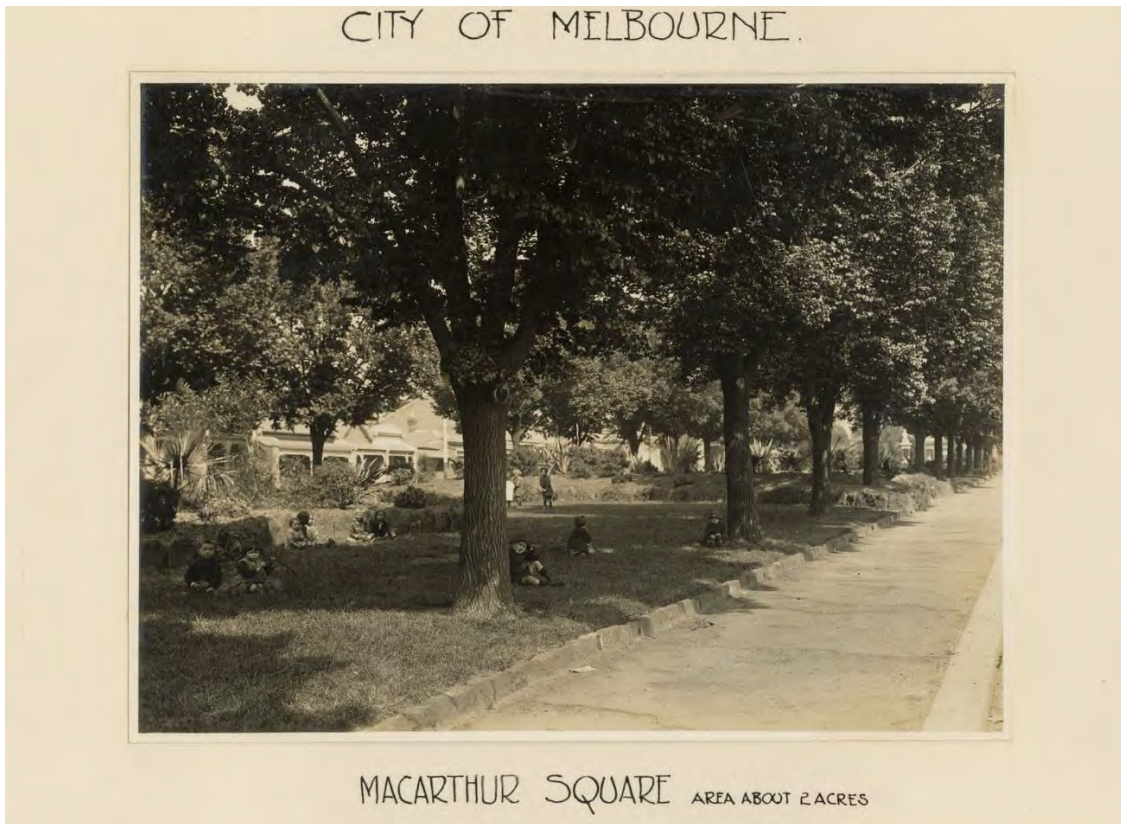


Figure 5 Macarthur Square, Carlton, c. 1920s  
Source: Image 1735489, City of Melbourne Art and Heritage Collection





Figure 6 Oblique aerial photograph looking south towards the city, 1927. Argyle (left) and Lincoln (right) squares are visible  
Source: Airspy collection, H2501, State Library of Victoria

### Chapter 3: Peopling Carlton

- Exploring, surveying and mapping
- Arriving in a new land
- Migrating and making a home
- Maintaining distinctive cultures
- Promoting settlement
- Fighting for identity

Carlton has long been recognised for the diversity of its residents. The suburb has been shaped by those that have lived, worked, shopped in and visited it from its establishment in the nineteenth century and through the twentieth century ‘cosmopolitan Carlton’.<sup>53</sup> Each of these communities has had an influence on the urban landscape of Carlton.

#### *Nineteenth century Carlton*

Carlton was surveyed in 1852 and, through the sale of Crown land, its development took place during the 1850s gold rush period. The suburb was populated at a time when a huge influx of people had arrived in Victoria, and the suburb’s western extremity was bordered by Elizabeth Street, the major thoroughfare to the goldfields to the north. The population of Carlton in the nineteenth century followed the immigration patterns of the broader metropolitan area, that is, one that was predominantly drawn from the British Isles. This population is responsible for much of the historic built form and character of Carlton, including its remnant nineteenth century residences, shops and churches.

Carlton’s relatively elevated position, in comparison to the nearby suburbs of Fitzroy and Collingwood, and the provision of wide streets and reserves for squares and gardens, meant that it initially attracted a number of notable, professional residents, including Justice Redmond Barry, who lived in Rathdowne Street. The publication *Melbourne Punch* devoted a column to Carlton in the first of its ‘Suburban Sketches’ series in 1869, which described its early character:

Carlton is variously described as an outskirt, a suburb, and an outlying district of the city ... Carlton taken as a whole is oppressively new – so new that there is not such a thing as a second hand shop, excepting perhaps on its utmost limits where it relapses into vulgar Elizabeth-street north, the region of wagon-builders, herb-doctors, smiths, millers, and such like low people. Carlton is genteel; its residents look happy and well-to-do; its maidens fresh and natty; its roads cleanly, and more goat-and-dog-less than other suburbs ... the exclusive street is that of Rathdowne, and it looks down with undisguised contempt upon every other street. It faces *the* gardens, it possesses a church with a real tower ...

Taking Carlton as a whole, it is a neat pleasant suburb, and not being too densely populated should be healthy ...<sup>54</sup>

This genteel character did not retain its dominance with development through the 1870s and 1880s. Carlton began to take on a more working-class character, with rows of smaller cottages constructed to the streets at the north of the suburb, and in laneways behind larger residences. This denser development ‘contribute[d] to a decline in Carlton as a fashionable suburb’.<sup>55</sup> A large proportion of the occupants of such dwellings rented from owners who owned multiple properties in the suburb, but these owners often no longer resided in Carlton having moved to the more fashionable suburbs south of the Yarra River. Given the prevalence of those engaged in the building trade living in Carlton, it is likely many of these terrace rows were constructed by residents of the suburb.

The City of Melbourne citizen list of 1879-1880 highlights the different economic lives of the suburb’s population in a period of consolidation after its initial development. While some correlation can be drawn between the wealth/profession of individual residents and the likelihood of property ownership, there were a number of exceptions, which also point to successes of the working population. Baker

Cameron Dugald, for example, is identified in the citizen list as owning 40 houses in Rathdowne, Drummond and Victoria streets, to a value of £830.<sup>56</sup> After migrating from Scotland, Dugald had established a bakery in the block bound by those streets. It was clearly a successful enterprise, and one that was redeveloped as the Owen & Dixon bakery in the early twentieth century.<sup>57</sup>

A comparison of occupations of the residents of two streets shown in the citizen list – Carlton Street and Charles Street – provides an indication of the character and demographics of the north and south of the suburb. The relative value of properties in these two streets demonstrates the higher prestige of the southern street, with individual properties generally valued at £40-£60 in Carlton Street, compared with £18-£20 in Charles Street. Carlton Street, located in Smith Ward and at the northern boundary of the Carlton Gardens, comprised larger houses and residents with independent wealth or professions, rather than trades. These included journalist Anthony B Robinson, Dr Frederick Hewlett, and members of the civil service George Milne and Francis McCann. Two successful building contractors, William Clark and John Gordon, each owned a number of other properties in the street, as well as residing there. The occupants of Charles Street, located in Victoria Ward, instead generally held occupations in small-scale industry and building trades, including storeman Joseph Keogh, tinsmith William Berry, mason Samuel Craven and carter Henry Fuhrhop. Interestingly, three constables, Michael O'Grady, William Nugent and Thomas Cale, resided in the relatively short street.<sup>58</sup> No women were included in the Melbourne citizen list, as they were not then entitled to vote in council elections.

Much of the extant building stock of Carlton reflects the patterns of development of Carlton's early population.

#### *Places related to this theme*

- Nineteenth century cottages, Charles Street
- Palmerston Place

#### *Aboriginal people*

The surveying and subsequent emergence of Carlton as an early suburb, in typifying the growth patterns of Melbourne in the early post-contact era, was a process which both 'confirmed imperial power and allowed for the sale of Crown Land'.<sup>59</sup> For the Woiwurrung and Boonwurrung peoples and other Aboriginal groups that had frequented the area, this process was experienced as dispossession and alienation from their pre-contact traditional land, camping grounds and travel routes. However, continued Aboriginal occupation within the study area demonstrated adaptation and resilience. Early accounts confirmed that Aboriginal people 'continued to move through [colonised land], and use camps and meeting places',<sup>60</sup> later dwelling in both terrace and public housing. One Bunurong Elder noted that a cousin lived in public housing near the corner of Nicholson and Elgin Streets, and described it as 'a tough place', while another Bunurong Elder referred to an Auntie who lived in a Carlton terrace house near Lygon Street, a fact that made the area important to her.<sup>61</sup>

Since pre-contact times, the study area was adjacent to a number of favoured temporary camping places for Aboriginal groups from elsewhere.<sup>62</sup> This presence has continued, as Carlton became one of many destinations for the 'internal migration' of Aboriginal people from other parts of Australia, often following the closure of Aboriginal missions. Consultation with a Wurundjeri Elder revealed that from the 1930s and 1940s a number of Aboriginal people moved into the area from after returning from Aboriginal missions, including Cummergunja on the Murray River in New South Wales.<sup>63</sup> Since 2001 the Church of All Nations, discussed in more detail below, has operated Indigenous Hospitality House to provide accommodation for Indigenous people supporting their relatives in hospital.<sup>64</sup>

#### *Jewish Carlton*

As Melbourne's population diversified, so did Carlton, with new arrivals to the city settling in the suburb. Carlton attracted large numbers of Jewish people from Europe in the late nineteenth century and early decades of the twentieth century, and the Jewish population had a noticeable impact. This influx

formed one of Melbourne's (and Australia's) most lively centres of Jewish culture of the period. Julie Meadows, the editor of *A Shtetl in Ek Velt*, a collection of reflections of Carlton's Jewish residents, noted that:

Carlton was like a protective time bubble, a life raft for people coming from Europe ... For 40 years it was a thriving Jewish community, but by the mid-1970s few were left there.<sup>65</sup>

With rising anti-Semitism in Russia in the 1880s and 1890s, numerous Jewish people from Central and Eastern Europe arrived in the inner suburbs of Melbourne.<sup>66</sup> Jewish-operated businesses in Carlton included plumbers, the Israelowitz Bros who were based in Lygon Street, Barrett Finkelstein's grocery in Cardigan Street, and his brother Henry Finkelstein's tailor shop in Madeline (Swanston) Street.<sup>67</sup> Rev. Moses Rintel, the rabbi of the East Melbourne Synagogue resided in Drummond Street from as early as 1875.<sup>68</sup> Over subsequent decades, Carlton and Carlton North became the centre of this Jewish population, signalling a shift away from earlier synagogues in Bourke Street, Melbourne and the East Melbourne Synagogue. By the 1920s, the Carlton Jewish population was a 'vibrant, dynamic, functionally independent centre', with the numbers of new arrivals such that the European Jewish customs became part of life in Carlton.<sup>69</sup> Yiddish also became a commonly heard language in the suburb, and was 'the universal language of a large proportion of the Jewish residents of Carlton'.<sup>70</sup> Newly arrived from Poland, and Carlton resident, the writer Pinchas Goldhar established the first Yiddish newspaper in Australia in the 1930s, *Di Oystralier Leben*, to appeal 'to eastern Europeans living in Carlton'.<sup>71</sup> In the interwar period, there were a number of Jewish businesses operating in Carlton, including Zal Markov's chemist in the substantial Elgin Buildings at the corner of Elgin and Drummond streets. Goldhar described the impact of the Jewish community on the streets:

Drummond Street echoed to the sounds of many spoken languages. Jewish shops and small clothing factories were opened. The street was alive. The Jews worked hard, noisily. They and their wives and their children worked and saved penny upon penny. Good times came. The small businesses became large department stores and the little workshops, factories.<sup>72</sup>

Jewish community facilities were also established in this period, to cater for what was becoming a relatively large segment of the population. The nineteenth century commercial building at 313 Drummond Street was occupied by the Kadimah from 1915. The organisation had formed in 1911 in Bourke Street, but soon required larger premises.<sup>73</sup> The Kadimah Hall hosted lectures, and gatherings of various Jewish societies, before relocating to Carlton North in 1933. The building at 6 to 8 Grattan Street, part of the former Lemon Tree Hotel complex at the corner of Grattan and Rathdowne streets, was built c. 1871. Jewish groups used the building between 1909 and 1920 as a synagogue, social club and library centre, and later as the Carlton kadimah.<sup>74</sup> From 1919, a permanent home for the Woolf Davis Chevra was secured, with a Shul constructed at 10 Pitt Street.<sup>75</sup> A former Oddfellows Hall and dancing studio at 149 Canning Street became reportedly 'the first Jewish communal hall in Victoria' when it was reopened as Monash House following alterations in 1926.<sup>76</sup> Sir John Monash formally opened the hall.<sup>77</sup> Its opening represented a 'great day in the history of the Jewish community of Melbourne', and the building was used by the Judean League of Victoria, and for dances, competitions and lectures.<sup>78</sup> In 1927, the Carlton Synagogue – 'Melbourne's third synagogue' – was opened in Palmerston Street (Figure 7). From as early as c. 1960 until at least 1974, a site on the corner of Pitt and Canning streets, adjacent to the Pitt Street Shul, was occupied by the Melbourne Chevra Kadisha, the Jewish burial society.<sup>79</sup>

Carlton's status as the centre of Jewish Melbourne continued until around the middle of the twentieth century. As families established themselves in Melbourne many moved from the inner suburb south to the more desirable bayside suburbs. The Carlton synagogue was demolished in 1970, replaced by a primary school within the Carlton Housing Estate. The Pitt Street shul was closed in 1965.<sup>80</sup>



Figure 7 The newly opened Carlton Synagogue, Palmerston Street, 1927  
Source: *Herald*, 28 September 1927, p. 14.

*Places related to this theme*

- Former Woolf Davis Shul, 10 Pitt Street (HO1)
- Elgin Buildings, 161-169 Elgin Street (HO1)
- Shops and residence, 313 Drummond Street (VHR, H0043)

*'Little Italy'*

Perhaps the most well-known of the migrant groups to make Carlton their own is the wave of Italian migrants that arrived in the suburb in the post-war period. It has been estimated that the number of Italians in Carlton rose from 800 in the mid-1940s to more than 5000 by 1960, representing at least 25% of the population of Carlton.<sup>81</sup> The shift in the character of Carlton in the twentieth century, and the importance of the suburb to the Italian community is hard to overstate:

Carlton has been the cradle of our migration to Melbourne; the gathering place for those arriving migrants who knew that someone, somewhere, was waiting for them, that some voice was speaking the same language.<sup>82</sup>

There were people of Italian background in Carlton from the 1860s, including Italian musician Alberto Zelman who resided in Drummond Street in 1879-80, and confectioner A Borzoni in Lygon Street in the 1880s. While the population was 'numerically small' before 1945, by the 1910s, there were a number of families in Argyle Square and Cardigan Street, as well as Italian run boarding houses. The overall population of Italians in the City of Melbourne increased significantly from 237 to 1612 in the interwar period, and although the numbers in Carlton have not been identified, it is understood that the majority lived in the suburb.<sup>83</sup> It was in this period that Italian social clubs and community groups began to be established, including the Circolo Democratico Italiano or Club Duca degli Abruzzi, which had its headquarters at the corner of Queensberry and Cardigan streets.<sup>84</sup> The elaborate 1890s residence at 48 Drummond Street, originally Benvenuta but now known as Medley Hall, was occupied as an Italian club in the 1930s, and the office of the Italian newspaper, *Il Giornale Italiano*.<sup>85</sup>

The Italian occupation of Carlton became highly visible after World War II. In 1951, an agreement was signed between Italy and Australia, giving Italian migrants eligibility to access assisted passage to Australia. However, most Italian migrants came to Australia unassisted, or with support from family. Such was the influx that the community's population in Victoria increased from 8305 to 91,075 between 1947 and 1961.<sup>86</sup> The increasing number of residents with Italian backgrounds, including the Australian-born children of post-war migrants, saw commensurate increase in Italian businesses and shops, some of which became landmarks or destinations in their own right. Italian children attended local schools and playgrounds. Support services were also established, both for children and adults, including English language classes and Italian schools, and the Committee of Assistance for Italians (Co.As.It) in 1967. The popular *Il Globo* newspaper was produced in Carlton, and became the most read Italian newspaper in the state, and an important advocate for Italian-Australian workers.<sup>87</sup> A well-known local landmark is Bosari's corner at Lygon and Grattan streets, named for the cycle shop established by Nino Bosari, the Italian gold-medal winning cyclist, in 1941. Bosari was an important member of the post-war Italian community in the suburb.<sup>88</sup> An early neon sign on the chamfered corner of the Victorian-era building advertises 'Bosari's corner' and 'Ex-Olympic Champion'.

Historian Robert Pascoe noted that Carlton became 'an environment where [Italian-Australians] could feel comfortable, surrounded by culturally familiar institutions.' Part of that comfort in the environment was created by public ceremony:

[S]treet festivals, church occasions, family functions and sporting fixtures ... [helping to] wield together a group of people who were feeling alienated, divided, powerless and homeless.<sup>89</sup>

The tradition of public ceremony continues. The Lygon Street Festa (Figure 9), which commenced in 1978 as an adjunct to the Italian Arts Festival, has been one of the more visible public expressions of Italian Carlton. Now known as the Carlton Italian Festa, its focus has more recently moved to Argyle Square.<sup>90</sup> This square has also in part been remodelled to present as a 'modest' Italian piazza, recognising the Italian community's importance to the suburb.<sup>91</sup> Lygon Street was also the site of impromptu celebrations, as explained by fourth generation Italian Carlton resident, Marco Donnini:

It's like everybody just knew where to come ... This was the case for many years, if Carlton won the grand final, if Italy was in the World Cup, every Friday and Saturday night, you couldn't get into Lygon Street, it was just the place to be.<sup>92</sup>

Post-war migration has changed the streetscapes of Carlton in a number of both subtle and more obvious ways. Aside from the proliferation of Italian businesses, many new residents of the suburb added to or changed the presentation of their houses. Ornate nineteenth century detailing to parapets, verandahs and fences was removed, and narrow sash windows were replaced with larger casement openings, all 'progressively modernising' Victorian era terraces (Figure 8).<sup>93</sup> As noted in the City of Melbourne *Thematic Environmental History*:

A few houses in suburbs like Carlton were given a full 'Mediterranean' treatment with cast-concrete columns to support the flat verandah roof and terrazzo flooring.<sup>94</sup>

Italian occupation of Carlton declined from the mid-1960s into the 1970s, when many left the suburb for larger houses and gardens in middle and outer suburbs. Carlton, however, maintains a strong connection with the Italian community, as well as its reputation as the heart of Italian Melbourne.

#### *Places related to this theme*

- Bosari's Corner, 201-203 Lygon Street (HO1)
- Argyle Square (HO1)
- Co.As.It and Museo Italiano, Faraday Street (HO1)





Figure 8 Members of the Russo family in front of their house in Carlton (location not known), c. 1945  
Source: Russo Family Collection, H2009.17/11, State Library of Victoria



Figure 9 Waiters Race, Lygon Street Festival, 1984  
Source: Rennie Ellis Photographic Archive

### Post-war migrant Carlton

While the Italian migration to Carlton is well known, other migrant groups made the suburb home in the twentieth century. Compared with other parts of Melbourne, the suburb's housing remained relatively cheap. This, along with its proximity to the city, made Carlton an obvious place to establish a new life for those arriving with few resources. Other Mediterranean migrants, such as Greeks, Spanish and Lebanese people, as well as arrivals from South America, China and Vietnam came to reside in Carlton. The suburb also drew migrants from surrounding suburbs to socialise, shop and attend religious services.

Reflective of the multicultural character of the suburb is the development of the Wesleyan Methodist Church, built in 1869-70, to become known as the Church of All Nations in the 1960s. Under the supervision of Reverend Norman Lowe, the church became an important community centre for the many migrants living in Carlton, and further afield. As well as services being simultaneously translated into four languages, the church initiated programs aimed to assist new arrivals to settle and integrate, including social activities and employment support (Figure 10). As described by Lowe in 1968:

We became associated with the smaller ethnic groups ... Argentinians, Chileans, Egyptians, Lebanese, Portuguese and Spanish – they all found us.<sup>95</sup>

### Places related to this theme

- Church of All Nations, 178-204 Palmerston Street (HO1)

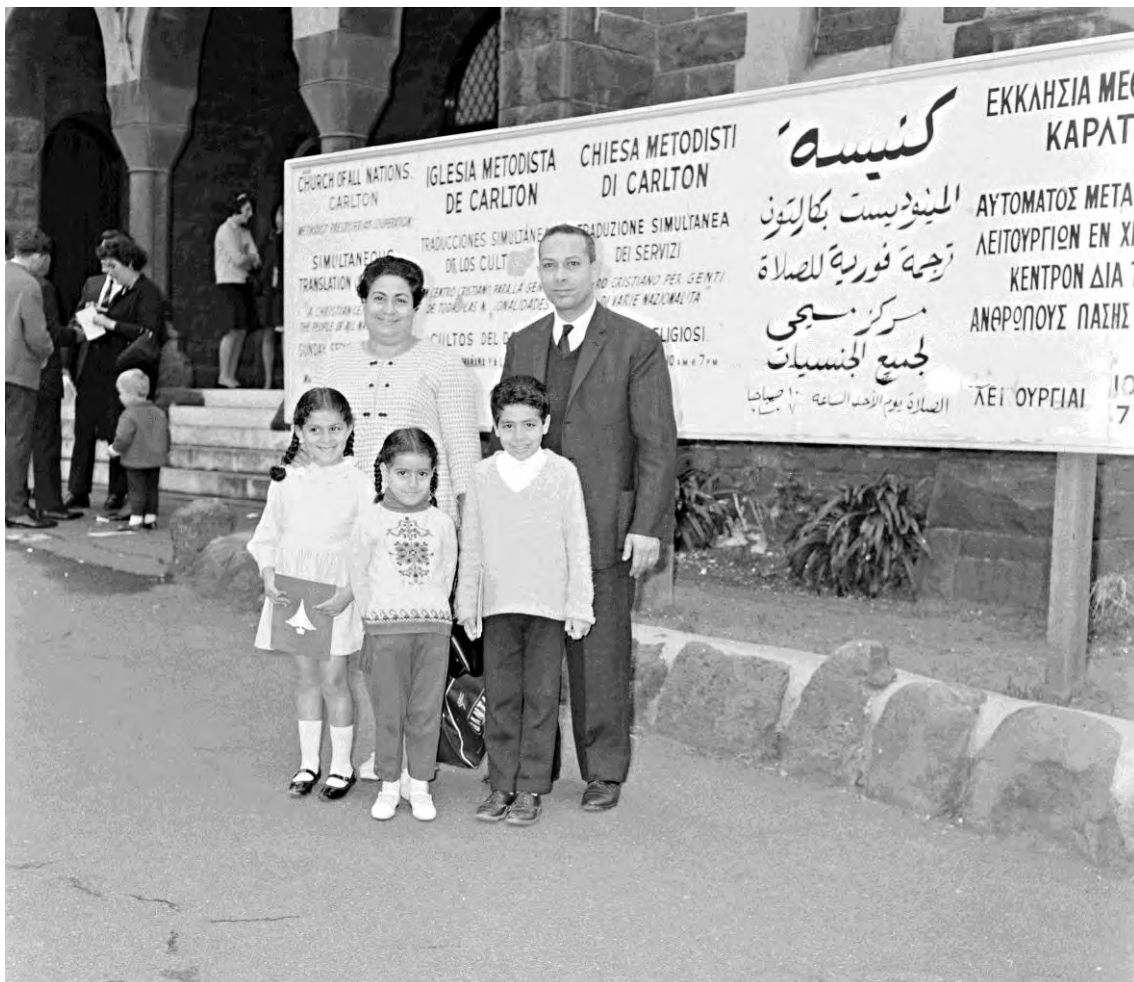


Figure 10 An Egyptian family outside Church of All Nations, 1968, with multi-lingual signage behind  
Source: A12111, 1/1968/9/30, National Archives of Australia



*'Slum' Carlton*

With the intense development of Carlton through the nineteenth century, and the increasing impetus to accommodate people in smaller residences, sections of Carlton became characterised as 'slums'. Although this was often a fairly loose – and prejudicial – term, it tended to describe the areas that included small residential buildings accessed from laneways and rights-of way. As early as the 1860s, newspapers were reporting on the 'back slums' of Melbourne.

Private subdivisions, such as that undertaken by William Levers in Levers Place off Cardigan Street, enabled the construction of small houses fronting laneways, away from the main thoroughfares. By the 1870s, numerous dwellings had been constructed 'off' the main streets, often having a single owner who rented them out. Thomas Squires, for example, owned six buildings, one in Cardigan Street and five to the rear. Of these, four were wooden cottages with a brick cottage and brick shop also identified in the municipal rate books of 1872. The smallest of the sites was 11 feet by 60 feet (3.35 metres by 18.3 metres).<sup>96</sup> Likewise, Edward Cornell, owner of Madeline House drapery at the corner of Queensberry and Madeline (Swanston) streets, also owned six two-roomed wood cottages in a laneway off Madeline Street, likely what is now known as Cornell Place.<sup>97</sup> These were timber buildings, with no party walls separating each residence.

By the 1890s, with Carlton's land area substantially developed, very small dwellings fronting laneways behind larger houses were relatively common. While Carlton to the north of Grattan Street was perhaps more characterised by its working-class identity and generally more modest houses, tiny dwellings in fact proliferated in the suburb. The larger allotments to the south, in streets such as Drummond and Lygon streets, had sufficient space behind to accommodate additional separate buildings to be constructed to the rear. The MMBW plans of the 1890s indicate just how much of Carlton's housing stock was located off the main grid of streets. One plan shows a number of small cottages in the laneways off Madeline and Queensberry streets, including Cornell's two-roomed cottages on Cornell Place (Figure 11). Others show the rear dwellings sharing the street numbering of the houses the rights-of-way adjoined, such as 254A, 254B and 254C Drummond Street, and 269A and 269B Rathdowne Street.<sup>98</sup>

It was such collections of buildings that attracted the attention of social campaigners and government officials, with a commonly held belief in the nineteenth and early twentieth centuries that slums 'bred' criminality, immorality and laziness, a belief often tied in with eugenicist thinking about race and environment.<sup>99</sup> Official concern was as much about the condition of buildings and the sharing of yards and water closets, as it was about the usually small number of rooms in each dwelling. The 1913 Joint Select Committee investigation into the 'housing of the people in the metropolis' described a number of the laneways in the area:

[Finlay Place] is a lane on ground 122 feet by 53 feet [37 metres by 16 metres]. There are ten houses on that lot. They are all wooden with the exception of one, which is bluestone ... [A]ll the houses in this lane are in a dilapidated state, and should be pulled down. They have recently been done up, but it has just been a coating of calcimo on the outside.

[Little Queensberry Street] runs north and south. There are eleven houses there. It is a 12-foot right-of-way. With the exception of one house, it is occupied by women and men of the lower class ... [No. 17] is practically not fit to live in.<sup>100</sup>

A witness described the owner of many of the properties in Little Queensberry Street as a member of the 'exorbitant class' who 'charges exorbitant rents for houses, and has taken advantage of the times.'<sup>101</sup> While witnesses at the hearings noted where 'respectable people' lived, the migrant background of others, particularly Italian or Chinese, was often identified. As observed by George Tibbits, Carlton's proximity to employment in the city was advantageous for those people that could not access public transport from suburbs further afield.<sup>102</sup>

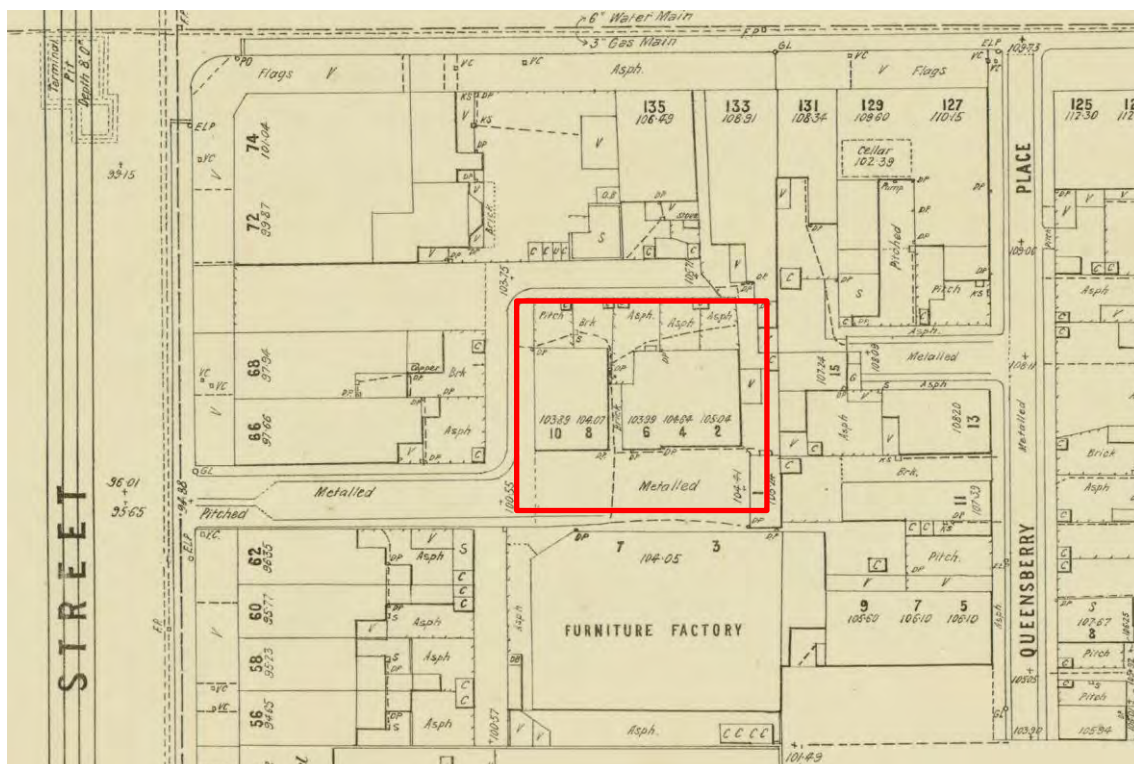


Figure 11 MMBW detail plan no. 1179, 1896, with Cornell's leased dwellings indicated. Other small cottages can be seen in this plan  
Source: State Library of Victoria

There was genuine concern for the 'plight' of those living in these so-called slum areas, and this concern gave impetus to the creation of the Housing Commission of Victoria (HCV) and the State Savings Bank's loan scheme. These initiatives were intended to remove the power that unscrupulous landlords could hold over vulnerable people with little choice for housing.<sup>103</sup> Frederick Oswald Barnett was studying at Melbourne University in the late 1920s and early 1930s and established a study group of people from a number of community organisations. The group met to discuss housing reform, evolving to become the slum abolition movement. He was appointed as a member of the Housing Investigation and Slum Abolition Board established by Premier Albert Dunstan in 1936, and the vice-chairman of the subsequent HCV.<sup>104</sup>

In 1934, a year before the one-hundredth anniversary of the establishment of Melbourne, Barnett described action on the slums of Melbourne as 'a centenary duty' and an 'investment for the state'.<sup>105</sup> Barnett surveyed the inner suburbs of Melbourne, documenting the laneways, housing and lives of many of Carlton residents (Figure 12-Figure 15Figure 13). His photographs represent a comprehensive record of the poorer sections of Carlton in the interwar period, and formed much of the illustrative material contained in the first progress report of the Slum Abolition Board of 1937, along with maps showing the areas of concern in the suburb (Figure 16). The Board observed of Carlton:

The main streets generally are wide and well planned. There are, however, many narrow back and side streets, rights-of-way, 'places' and lanes which have encouraged the development of typical slum-pockets. The cul-de-sac type of pocket is much more in evidence in Carlton than elsewhere. The urgent need of this area is the demolition of the slum pockets ...<sup>106</sup>

From the 1950s and into the 1960s, the expansive and 'hyperactive' slum clearance work developed into a programme of urban renewal by the HCV, which began to impact on the urban fabric of Carlton.<sup>107</sup> In 1960, the results of the Shaw-Davey investigation of slum reclamation areas were released, informed, reportedly, by a survey from the vantage of a car.<sup>108</sup> It identified 74.2 acres of 'decadent areas' in

Carlton as requiring 'immediate attention', that is, almost the whole area bound by Nicholson, Princes, Elgin and Lygon streets. The area already comprised four areas of slum reclamation.<sup>109</sup> In 1960-61, the first of the low-rise walk up blocks of flats was under construction on the reclamation area bound by Canning, Palmerston, Nicholson and Elgin streets.<sup>110</sup> Planning also commenced for similar blocks on the larger Reeves Street estate, to accommodate 310 flats.<sup>111</sup> After first being proposed in 1958, high rise towers of twenty storeys were constructed at the Reeves Street and High Street estates from 1964, with construction on the second tower conducted at such a pace that one floor comprising nine flats was built per week.<sup>112</sup> The Carlton Estate became the most densely populated of the HCV estates, at 247 people per acre.<sup>113</sup> The slum clearance programme, as its name suggests, cleared away earlier housing that was deemed below the acceptable standards for human habitation. The Reeves and High Street estates replaced numerous houses, shops and businesses, and hotels. A section of Drummond Street and both Reeves and High streets were subsumed into the new development, and laneways including Somerset, Tobias and Airedale places and a number of unnamed rights-of-ways were removed (Figure 17).

However, the social and economic conditions of Melbourne and Carlton in the 1960s had 'dramatically changed' from those of the 1930s, when initial investigations of the Slum Clearance movement were undertaken.<sup>114</sup> Despite some of the assertions of the Housing Commission, by the mid-1950s, Carlton was 'rapidly becoming [a suburb] where most houses are owner-occupied', whereas 'previously they were districts where most properties were owned by investors.'<sup>115</sup> As the *Argus* observed:

Many houses in [Carlton] are old – some very old – but where they are structurally sound, they are being transformed by their new owners ... Most of the new owners fortunately are not disturbing the character of their purchase by altering the front unduly. With the careful use of paint, they are bringing out the architectural features of the old buildings so that they present pleasing and attractive appearance.<sup>116</sup>

Many post-war migrants had purchased homes that had been the subject of Oswald Barnett's investigations in the 1930s, and many took on the improvement of these buildings. Even the Minister for Housing remarked after a visit to Carlton that most of the houses he had seen that were slated for reclamation were in fact 'little palaces', after improvement by their 'New Australian' owners.<sup>117</sup> Concerns were raised that despite the improvements being made, it was these new owners that were most heavily impacted by the work of the HCV, with the threat of reclamation still present. Furthermore, from an Aboriginal perspective, one Bunurong Elder alluded to how 'welfare moved in' to areas regarded as 'slums'. Yet she also challenged this characterisation of 'slum', observing that Aboriginal families had nevertheless remained living together in such circumstances. This observation alluded to how the involvement of 'welfare', in this context, a pejorative euphemism for paternalistic and often racist government programmes, had at times resulted in family fragmentation.<sup>118</sup>

While some housing legitimately still required urgent upgrading, the HCV appeared to remain ignorant to the fact that improvements were being made by owners of properties in the slum reclamation areas. As architectural historian George Tibbits observed, the HCV:

[P]ersistently refused to acknowledge ... the emerging regeneration of old Carlton, brought about by rising incomes, individual design imagination, and, most importantly, a veritable revolution in the availability and cost of new materials ... for house improvement.<sup>119</sup>

Community opposition to the work of the HCV increased during this period, with the Carlton Business and Property Owners' Association one of the 'best organised, vocal and effective' of the groups.<sup>120</sup> In the early 1980s, following a major reshuffle of the operation of the HCV, and in a context of gentrification of the suburb, a new approach was taken in the provision of social housing in Carlton. Within what was known as the ex-slum reclamation area in Kay Street, three architecture firms were commissioned to design small-scale housing which would fit within the Carlton streetscapes.<sup>121</sup>

Edmond & Corrigan, Greg Burgess and Peter Crone designed buildings of one and two storeys in Kay, Station and Canning streets. The HCV estates continue to be occupied by a diverse range of people, accommodating both long term residents of Carlton and new arrivals. The HCV also undertook a programme of 'rehabilitation' of houses it had acquired, bringing them up to a standard it considered appropriate. By the late twentieth century, many of the nineteenth century houses identified in the 1930s had been done up and were now sought-after properties.

*Places related to this theme*

- Nineteenth century houses, David Street and Palmerston Place (HO1)
- Infill housing, Kay and Station streets (HO1)



Figure 12 Women and eight children gathered around table at meal-time, c. 1935  
Source: F Oswald Barnett Collection, Heritage Collection, Melbourne Library Service



Figure 13 'Family in Carlton slum area', c. 1930s  
Source: F Oswald Barnett Collection, Heritage Collection, Melbourne Library Service





Figure 14 Houses in David Street, 1935. The five houses on the right are extant  
Source: F Oswald Barnett collection, H2001.291/11, State Library of Victoria



Figure 15 Residences fronting an unidentified laneway, 1934. Note access to water at right of lane and laundry drying at end of laneway  
Source: F Oswald Barnett collection, H2001.291/7, State Library of Victoria



Figure 16 Detail of plan showing 'slum pockets' in red, Carlton, 1937  
 Source: 'First (Progress) Report, Slum Reclamation: Housing for the Lower-Paid Worker',  
 October 1937, Housing Investigation and Slum Abolition Board



Figure 17 Aerial photograph of the Carlton HCV estates, 1951 (left) and 1969 (right), showing earlier buildings replaced with low-rise walk up blocks and high-rise tower blocks  
Source: Land Victoria Historic Aerial Photography Collection

#### *Gentrification: students and 'trendies'*

The 1960s also signalled the beginning of Carlton's gentrification, a process that continues to this day. Instigated by students, academics and 'trendies' attracted by the suburb's 'cosmopolitan' character and seeking an antidote to the perceived mono-cultural outer and middle suburbs, the demographics of Carlton yet again underwent a transformation.

Students had long been part of the Carlton landscape, with young men and, from 1881, young women attending the University of Melbourne. Prior to the mid-twentieth century, the majority of these students came from already privileged backgrounds, being the children of 'merchants, judges, government officials, graziers, businessmen and the clergy.'<sup>122</sup> As enrolments steadily increased, so too did the provision of accommodation at colleges at the northern end of the university reserve. The university in many ways was a self-contained entity, fenced off and with often limited interaction with the broader suburb of Carlton.

The post-war increase in access to education, following the Murray Committee report of 1957 to the Australian government, saw a resultant rise in the number of students and academics living in Carlton. In the mid-1950s, there were 74 students and two professors listed on electoral rolls as living in Carlton, including on University grounds. Twenty years later, this number had increased to 1056 students and 300 academics, although now also accounted for 18-20 year olds, by then granted the right to vote.<sup>123</sup> Many of these students lived in the terrace houses (so called 'share houses') around Carlton, a shift beyond the university enclosure. The houses were 'squalid', and thus affordable for students, with Carlton a culturally diverse place in which to live.<sup>124</sup> Many young people who moved to Carlton from the outer suburbs were impressed by the cosmopolitan neighbourhood:

The intensely mixed social fabric of Carlton ... [gave] us for the first time the feel of cities where the dreamers of ideas feed their dreams.<sup>125</sup>

The 1960s and 1970s were an intensely political time, with a number of social issues becoming the focus of student activism, including women's liberation and the Vietnam War. As was the case with universities around the country, large protests were held in and around the University of Melbourne (Figure 18). The HCV's 'slum clearance' work also had an impact on political movements in Carlton, as people fought the demolition of large areas of the suburb. Many of the students remained in the suburb following the conclusion of their studies, and joined the artists, creative types, and professionals, known as 'trendies', who bucked the trend of the 'white picket fence ideal' and opted to live in Carlton.<sup>126</sup>

The arrival of the so-called 'trendies' also saw a re-evaluation and new appreciation of Carlton, turning what had previously been seen as a slum suburb into one with 'historic' neighbourhoods.<sup>127</sup> This new view of Carlton gave rise to attempts to save its streetscapes, led by 'the biggest, noisiest, most tenacious and professional of the new bands of urban activists.'<sup>128</sup> This period gave rise to active community groups in the suburb, including the Carlton Association, and later the Carlton Residents Association and the Carlton Community History Group. The community work and political activities of these groups paved the way for the retention of many of Carlton's historic streetscapes and important heritage buildings. Likewise, other Carlton buildings were re-occupied by the 'trendies' for creative endeavours, such as the La Mama and Pram Factory theatres, discussed below in Chapter 7. Historian Seamus O'Hanlon summarises the somewhat idealistic contemporary view of Carlton's 'glory days' as an alternative centre in the 1970s:

... a diverse range of individuals and groups co-existed in relative harmony: Italians, Greeks, Lebanese, and the local-born, workers and students, the old and the young, as well as the rich and poor, lived side-by-side in cramped cottages and grand terraces that had seen better days.<sup>129</sup>

However, he notes that despite the desire to compare the suburb to New York's Greenwich Village, Carlton was instead often:

an uncomfortable mix of often uncomprehending old Australia, post-war Italian immigrants, students, and what were then called 'trendies ... who were rapidly gentrifying the suburb.'<sup>130</sup>

Carlton's prominent role in alternative Melbourne was ending by the early 1980s, as further gentrification took hold and land values rose. However, Carlton continues to be occupied by a range of professionals, creatives and students.

#### *Places related to this theme*

- Carlton Heritage Precinct HO1
- Intact terrace rows preserved and given statutory heritage protection as a result of community pressure





Figure 18 Protestors in Carlton during the visit of United States President Lyndon B Johnson, c. 1966, Colin Sach, photographer  
Source: 1985.0025.00072, University of Melbourne Archives

#### Chapter 4: Building Carlton's industries and workforce

- Developing a manufacturing capacity
- Marketing and retailing
- Exhibiting Victoria's innovation and products
- Entertaining and socialising
- Working

##### *Developing a manufacturing capacity*

In Carlton, larger-scale industry and manufacturing has more typically been located towards the west of the suburb, outside the study area. For example, the residential areas to the west of Barry and Berkeley streets were redeveloped in the interwar period with larger commercial and warehouse buildings.<sup>131</sup>

Within the predominantly residential sections of Carlton, however, large-scale industrial development in the nineteenth century was relatively rare. Carlton's rapid expansion as a dormitory suburb in the 1860s and 1870s, the number of reserves for public institutions and gardens, its early fine grain development and adherence to the Melbourne Building Act from the early 1870s appear to have discouraged the development of such complexes to the east of Swanston Street. In many parts of the suburb there was simply insufficient vacant land or available properties on which to establish or develop substantial industrial sites. While other inner suburbs, such as Fitzroy and Collingwood, became the location of large factory complexes which dominated certain neighbourhoods by the end of the nineteenth century, the factories in Carlton were generally much smaller, and spread more sparsely through the suburb. Where manufacturing did occur, such enterprises included (in 1880):

... three [flour] mills, one brewery, three ginger-beer manufactories, three foundries and several monumental stone masons.<sup>132</sup>

The MMBW detail plans of the mid-1890s help illustrate the types of small-scale industry in the suburb. Small workshops can be seen located to the rear of residential terrace rows, and accessed from rights of way. This was much in the way that small residences were constructed behind other residences fronting the streets; such was the density of development in Carlton that 'excess' land to the rear of houses was made available for a variety of purposes.

Cordial factories were another relatively common occurrence in Carlton by the end of the nineteenth century. With the rise in the temperance movement and aided by the warm Australian climate, cordial and 'soft' drinks became increasingly popular.<sup>133</sup>

Such manufacturers typically distributed in their local area, and as such there were numerous factories in Carlton, as shown on the MMBW plans. These include locations in Cardigan Street, opposite Argyle Square, Grattan Street on the site of the St Joseph's Receiving Home, and behind houses fronting Rathdowne Street.<sup>134</sup> Also servicing their immediate surrounds were small bakehouses, which were also dotted throughout the suburb (Figure 20). The MMBW plans additionally show a concentration of iron foundries, sawmill, timber yard and furniture factories in the block bound by Victoria, Madeline (Swanston), Cardigan and Queensberry streets.<sup>135</sup>

As noted above, the larger factory complexes tended to be located in the western parts of the suburb. One larger manufacturing site was the three-storey brick clothing factory of Banks and Co in Pelham Street, constructed in 1884 to a design by architect Charles Webb.<sup>136</sup> The site in Carlton, 'in proximity to the University gardens and other grounds' gave 'it an advantage as a workroom over factories situated in the centre of the city'.<sup>137</sup> This factory was built in accordance of the recently passed Factory Act, and it was claimed that its workers were the first to benefit from the fairer wage terms which had been the outcome of the Tailoresses' Strike of the early 1880s.<sup>138</sup>

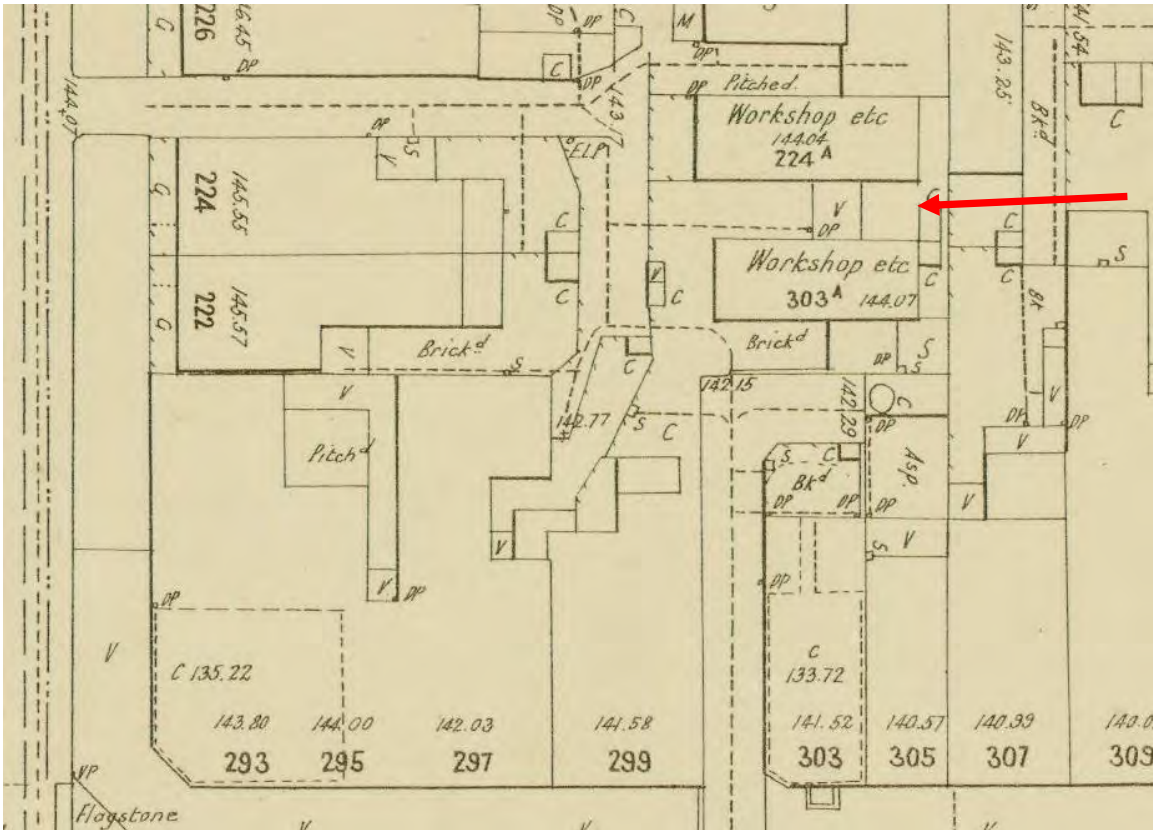


Figure 19 MMBW detail plan no. 1171, 1897, showing the intersection of Station and Elgin streets, with two workshops set back from the street (indicated)  
Source: State Library of Victoria

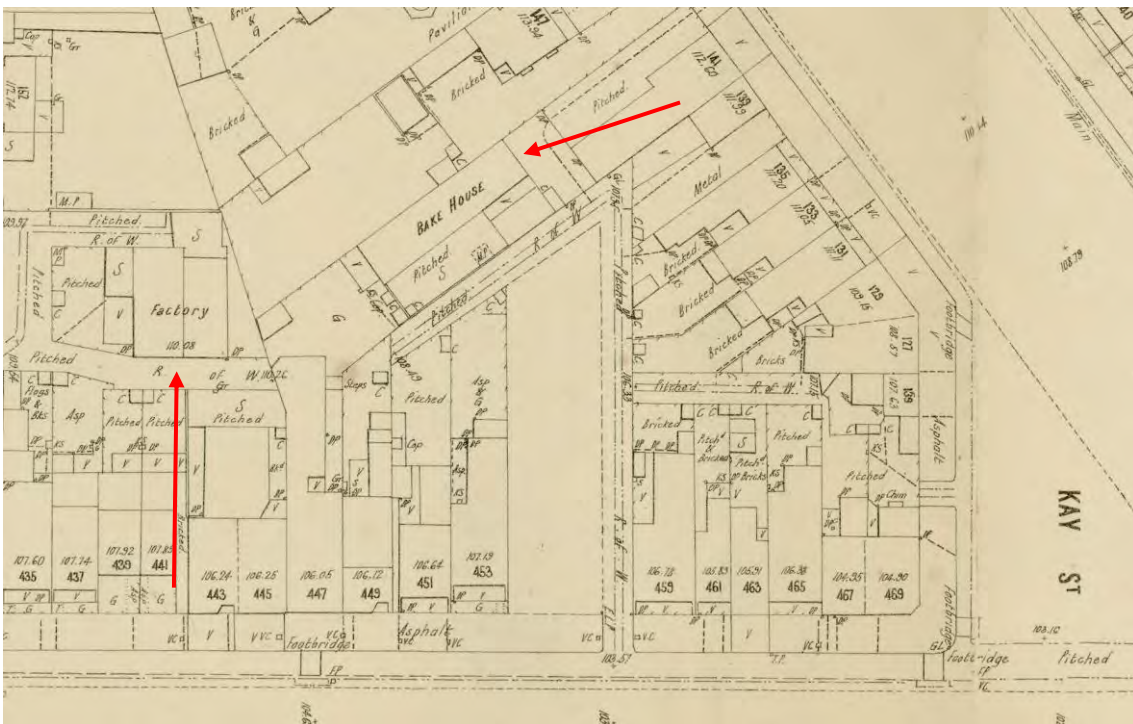


Figure 20 MMBW detail plan no. 1188, 1896, showing bake house and factory (indicated) located behind residences in Kay and Rathdowne streets  
Source: State Library of Victoria

The scale of the large Carlton Brewery complex (Figure 21), in the block bound by Swanston, Victoria, Bouverie and Queensberry streets, is unusual in the context of the suburb. The site was used as a brewery as early as 1858 when Rosenberg and Co. established the North Melbourne Brewery on the site. This brewery closed within a year but reopened in 1864 with a new owner, John Bellman, who used Rosenberg's buildings and plant, but renamed the operation the Carlton Brewery. Bellman also expanded the complex, but his company failed, and the brewery was sold in 1865.<sup>139</sup> New owners Edward Latham and G M Milne had more success with the business, and over the next twenty years both plant and buildings on the site were expanded as the company's output increased.<sup>140</sup> The complex of bluestone buildings, which comprised stables, cellaring and warehousing, with a prominent brick brew tower, became a landmark at the south-west of Carlton. The brewery ceased operation at the Carlton site in the 1980s, and the site has since been redeveloped for a range of educational, residential and commercial uses.

In the twentieth century, there were some instances of larger complexes in the southern part of the suburb, including the development by textile manufacturers Davies Coop between Cardigan and Lygon streets at the southern end of the suburb (Figure 22). Wholesale tailors and woollen merchants Davies Doery also established a Carlton factory in the 1930s, having purchased a site at 538-544 Swanston Street in 1935.<sup>141</sup> The *Sands & McDougall directory* of 1940 notes a number of motor body and motor parts/accessories manufacturers in Cardigan Street.<sup>142</sup> Other larger manufacturing sites included the Paramount Baby Carrier Factory in Drummond Street and the Ball & Welch site near the corner of Drummond and Faraday streets.

Aboriginal people were also employed in Carlton manufacturing industry. Nora Murray recalled that during the Second World War, when she was about 13:

I was working afternoon shift at Australian Cans in Nicholson Street, Carlton. We made the cans for the food that was provided to army personnel. I worked night shift.<sup>143</sup>

Demonstrative of a late twentieth century shift of industry away from the inner suburbs, and the increasing occupation of Carlton by educational institutions, the Davies Coop complex was substantially redeveloped by RMIT as part of its expansion north of its city campus. Likewise, the Paramount factory became the well-known Pram Factory theatre in the 1970s.

However, although the western part of Carlton developed a more industrial character in the interwar period, and other pockets of the suburb also underwent similar development, the majority of Carlton remained residential.

#### *Places related to this theme*

- Former Carlton and United Brewery (VHR H0024)
- Former Banks and Co. factory, 96 Pelham Street (HO82)
- Former Davies and Coop building (now RMIT building), 42 Cardigan Street



Figure 21 Oblique aerial view of the Carlton Brewery site, looking from Queensberry Street towards the Melbourne City Baths (centre top of image), 1938  
Source: Airspy collection, H91.160/513, State Library of Victoria



Figure 22 View north across Carlton Brewery complex with twentieth century manufacturing buildings of Davies Coop in the background, c. 1921-30  
Source: Walter Vears collection, H99.149/60, State Library of Victoria

### *Marketing and retailing*

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, including Elgin Street, in the nineteenth century, a number of small retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops and local businesses servicing the immediate surrounding area.

The *Sands & McDougall* directories show several groupings of service retailers had been established across the suburb by the early 1860s. The commercial thoroughfares appear to be well established along the north-south and east-west streets by this time, with Cardigan, Madeline (Swanston) and Leicester streets populated by numerous shops. This is possibly due to these streets' proximity to the markets and Elizabeth Street, which was the start of main route north from Melbourne and an established commercial street. Cardigan Street had a mixture of businesses including at least seven grocers, hairdressers, watchmaker, chemist, butcher, tailor and a hay and corn dealer. Many of these retailers lived on the premises in attached residences. As a main east-west thoroughfare, Queensberry Street likewise had a diverse range of small retailers, including chemist, green grocers, photographer, butcher, baker and bootmaker.<sup>144</sup> The shorter or secondary streets more typically had food related shops, catering to the surrounding residences. Grocers proliferated, and are listed on both the main thoroughfares and on smaller streets. By the 1870s, Barkly Street was established as a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.<sup>145</sup> The rare surviving two-storey timber shop at 68 Barkly Street, first listed in 1863 as premises of a paperhanger and painter, housed varied businesses over the nineteenth and twentieth centuries.<sup>146</sup>

Carlton's proximity to the markets, particularly the Queen Victoria Market, also enabled more *ad hoc* trade to take place on the suburb's streets, particularly late at night. Oyster hawkers, fish hawkers and fruit hawkers would have likely purchased their goods at the markets, before taking them into Carlton to sell in the suburban streets.<sup>147</sup>

Commercial precincts developed in Barkly and Lygon streets. By the end of the nineteenth century, the three-way intersection of Barkly, Canning and Faraday streets had a number of businesses servicing residents in the immediate locality, including hotels. A run of grocers, baker and butcher at 62-76 Barkly Street provided locals with the basic supplies. Lygon Street, meanwhile, was the established retail centre, differing from the small groupings such as the Barkly/Faraday street intersection by providing a broader range of shops, and catering for the whole of the suburb. More specialised businesses in the 1890s included fancy repositories, dentists and hairdressers. Businesses showing the emergence of Lygon Street's hospitality character - cafes, wine shops and oyster saloon - were also listed in the *Sands & McDougall* directory in the late nineteenth century.<sup>148</sup> Retailing was also commonly a place of employment for women, with directories listing women as proprietors of businesses including dressmakers and tailoring, grocery stores, confectionaries, and other outfitting businesses.<sup>149</sup>

A promotion of businesses in the 'flourishing suburb' formed a special supplement to the 29 August 1896 edition of the *Weekly Times* (Figure 24). The edition profiled a number of Carlton's well-known retailers including Ball & Welch, King & Godfree, and the Carlton Bakery, along with bicycle manufacturers Hourigan and Barrett and the Paradise Trading Company.<sup>150</sup> Caitlin Mahar suggests that the 'drapery mart' of Ball & Welch may have been the best illustration of Carlton's brush with major retailing at the end of the nineteenth century. This store was very different to the smaller and more intimate shops to which Carlton residents had previously been accustomed. Through the nineteenth century, Melbourne draperies developed from small businesses to larger dealers, and, for some, into department stores. The largest of these was the Ball & Welch complex, on an L-shaped site near the corner of Drummond and Faraday streets, and by the 1890s some 320 hands in twenty-five departments were employed at the site. The company expanded, and in 1899, opened the large department store in centrally located Flinders Street, taking advantage of its proximity to the city's busiest railway station.<sup>151</sup> Otherwise, the suburb's proximity to the shopping centres of the city appears to have curtailed any



efforts for Lygon Street to develop into a 'great shopping street' such as those found in other suburbs including Prahran, Footscray, Richmond and Collingwood.<sup>152</sup>



Figure 23 Looking east along Faraday Street, c. 1870s, with Lygon Street crossing in the foreground. King & Godfree's premises is at left, then a tea merchants' shop  
Source: American & Australasian Photographic Company, FL1250690, Mitchell Library, State Library of New South Wales

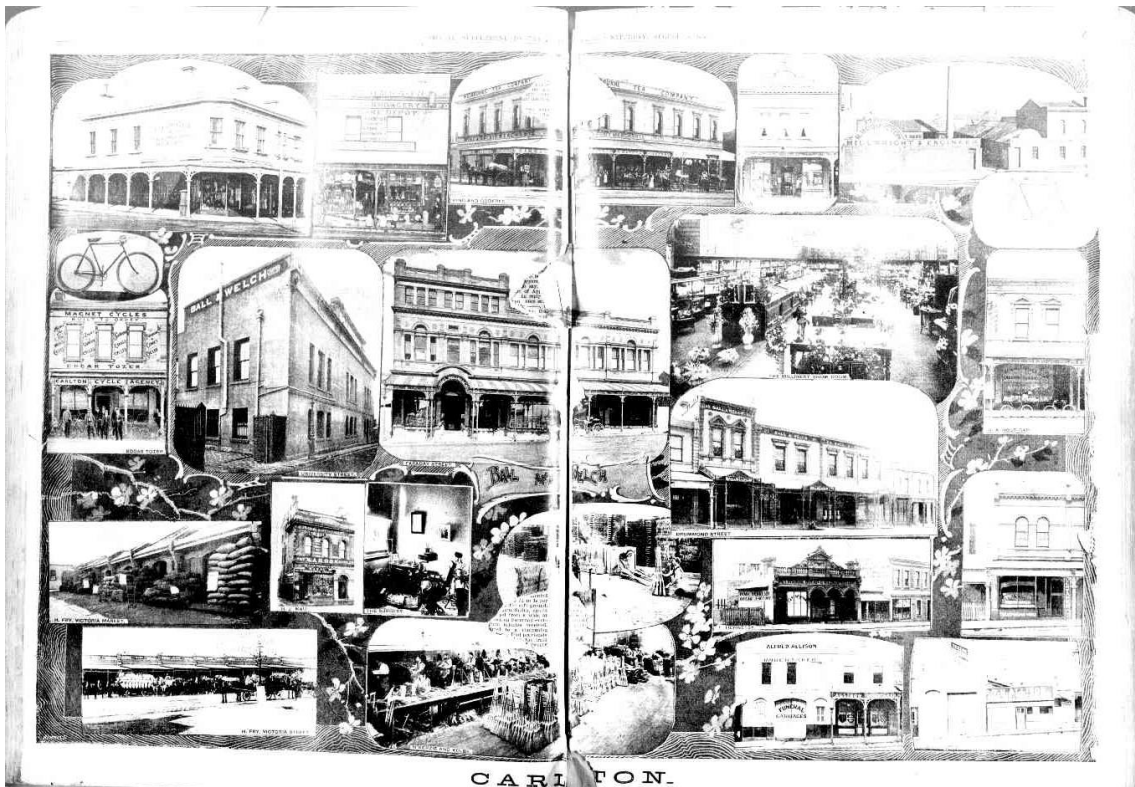


Figure 24 City of Carlton, Special Supplement to the Weekly Times, 29 August 1896, pg. 12  
Source: National Library of Australia, <http://nla.gov.au/nla.news-page23407498>



Figure 25 Batagol Bros Butcher, Lygon Street, 1940 (left) and Markov's Chemist (right)  
 Source: (left) Lyle Fowler, photographer, Harold Paynting Collection, H92.20/1045, State Library of Victoria; (right) Jewish Museum of Australia, reproduced in Yule (ed), *Carlton: A History*, p. 60.

The arrival of migrants through the twentieth century affected retailing in Carlton, particularly the establishment of Jewish and Italian focused businesses. These shops became important in maintaining a connection to culture and community, as well as providing supplies which adhered to religious and cultural requirements. The most visible of this shift was the arrival of kosher butcheries in Carlton. In 1904, the *Jewish Herald* in reporting on J Ogden's new kosher establishment at the corner of Canning and Palmerston streets, noted that 'for years and years the Kosher meat supply has been a vexed question'.<sup>153</sup> Brothers Norman, Moses and Abram Smorgon, newly arrived after escaping the Russian Civil War, established a kosher butcher's shop in Carlton in 1927, which successfully expanded into wholesaling and exporting, with the Smorgons rising to become one of Melbourne's noted entrepreneurial families.<sup>154</sup> The Batagol Bros Butcher (Figure 25) operated in Lygon Street from c. 1937 until the early 1950s.<sup>155</sup> Not all Jewish businesses were so specifically culturally aligned, and numerous other businesses, including grocers and bakeries, were established by members of Carlton's growing Jewish community. Markov's Chemist, operated by Zal Markov, is remembered in the naming of the laneway (Markov Place) adjacent to the building from which the pharmacy operated at 169 Elgin Street. The number of Jewish-owned and operated businesses in the interwar period and through the mid-twentieth century is reflective of the character of Carlton in this period.

Likewise, the arrival of post-war Italian migrants affected the types and ownership of businesses in Carlton through the second half of the twentieth century. As noted by demographer F Lancaster Jones in the mid-1960s:

In 1945 only 14 shops in Lygon Street between Queensberry and Elgin Streets had Italian proprietors, and most of these were the traditional Italian shopkeepers, the Italian fruiterer, the Italian grocer, the Italian tailor, and the Italian cobbler. The 1960 Melbourne directory lists 47 Italian shops in the same area, including nine espresso bars, three hairdressers, three butchers, two electrical goods retailers, two photographers, two estate agents, a chemist, a florist, a motor mechanic, a large emporium, and even an Italian hotel proprietor.<sup>156</sup>



Perhaps the most fundamental shift in Lygon Street was the increase in businesses geared towards socialising and gathering, be they clubs, cafes, wine bars or restaurants. Of particular note were the coffee houses, which in 1965 included the All Europa Café, Quo Vadis Café, University Café, Defino's Coffee Lounge and the Grindos Coffee House.<sup>157</sup> As Celestina Sagazio notes:

For the large number of single Italian men espresso bars were important meeting places ... In the 1950s and 1960s, the café was the meeting place of many Italian migrants and was the centre for sportsmen ...<sup>158</sup>

Pizzerias, Italian cake shops and gelati stores also grew in popularity. The impact of these new Italian business by the mid-1950s was such that:

[The] advent of the migrant into these suburbs had its effect on the shopping streets. Lygon St, south of Elgin St., Carlton ... has taken a new lease of life.<sup>159</sup>

By the latter part of the twentieth century, Lygon Street was well established with Italian restaurants, again signalling the change from a street that serviced the local residents, to one that drew patronage from a broader area. While most inner suburban high streets had one eating establishment for every ten businesses, Lygon Street had one for every four.<sup>160</sup> The preparation of the Lygon Street Action Plan of 1983 was requested by the Minister for Planning to reconcile the 'interests of residents, traders, property owners, visitors and tourists', indicating the diversity of people who had a stake in the retail strip, and the complexities of catering for all.<sup>161</sup> As the final report noted, Lygon Street had become 'one of the best known eating areas in Melbourne', and the dominance of restaurants had diminished 'the ability of local residents to meet their daily and weekly needs'.<sup>162</sup> The report recommended placing stricter controls on the establishment of new restaurants, and to protect the surrounding residential areas.<sup>163</sup>

More recently, there has been media attention focussed on the 'death of Lygon Street', with changes to trading and closure of long-term retailers apparently spelling the 'end' for the once iconic street. As an indication how some in Lygon Street and Carlton had come to value its late-twentieth century dominance in Melbourne's restaurant scene, one long-term trader, Marco Donnini, noted that:

Lygon Street used to have this fantastic reputation of being a place where people could just fall into a restaurant and get a traditional Italian cuisine, but those times have changed ... The dynamics of Lygon Street have changed quite a lot over the last decade and it's no longer a true destination place. The advent of so many other quality places, specifically in the CBD, has caused the street to suffer a bit as a result.<sup>164</sup>

However, others believe that 'Lygon Street still has the buzz ... it's not dying.'<sup>165</sup> Businesses including Brunetti's and King and Godfree, both stalwarts of Lygon Street, have undergone substantial expansions of their premises. Lygon Street of today remains a mix of long-established traders, including Tiamo, Jimmy Watson's, Brunetti's and Readings bookstore, a concentration of Italian restaurants, and more recent arrivals of bars and restaurants.

#### *Places related to this theme*

- 1860s shops (former), 68 Barkly Street and 227 Nicholson Street (HO1)
- Lygon Street, between Queensberry and Elgin streets
- King and Godfree, 291 Lygon Street (HO1)

#### *Hotels and bars*

As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men

especially could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. Small hotels proliferated in the suburb, often constructed on corners with two street frontages and a chamfered entrance. These hotels, like the residences surrounding them, were small, often comprising as few as six rooms with bar and cellar, possibly a parlour, all of which included accommodation for the proprietor. The larger hotels, generally in the south of the suburb or on main thoroughfares, also provided accommodation. By 1880, there were at least 85 hotels in the suburb, with names including the Manners, Globe, Clare Castle, Victoria, Family, Bay View and Lemon Tree.<sup>166</sup>

While many surviving hotels and former hotels in the suburb are constructed of brick, some early hotels were built of timber, including the Palmerston Hotel in Palmerston Street (now demolished). The 1880 municipal rate books described this building as a wood hotel of eight rooms with cellar and sheds. The nearby Sir John Young Hotel was of brick and eight rooms but occupied a much smaller site.<sup>167</sup> The proximity of hotels to one another can be seen in an MMBW detail plan of 1897, with four hotels – the Belle Vue, Rose of Carlton, Palmerston and Meteor – within a block of less than 130 metres (Figure 26). Aside from being places to eat, drink and socialise, given the space they afforded, numerous clubs and societies held meetings in the suburb's hotels. During the 1870s, such gathering included the Carlton Cricket Club annual general meeting at the Clyde Hotel, a meeting of residents to discuss the proposed relocation of the police station, and the North Melbourne Protection League at the Carlton United Club Hotel.<sup>168</sup> The hotels in Carlton served an important function, enabling socialising and the forming of community groups in an area that had a high concentration of small dwellings. This was particularly evident for the local Aboriginal community, for whom hotels represented important places for meeting and entertainment. One Bunurong Elder recalled Uncle Clive Beeton, who sang in pubs in the Carlton area. Beeton appears to have had a long musical career through the twentieth century. During such performances 'chairs were bolted to the floor' and 'the place was full of blackfellers'.<sup>169</sup> John Curtin Hotel was also associated with performances of the 'Stray Blacks', a band comprising Aboriginal members who were otherwise barred from playing in a number of other hotels. They have been described as 'an institution' at Aboriginal cabarets and at the John Curtin Hotel.<sup>170</sup>

As was the case across many of the inner suburbs of Melbourne, the investigations of the Licenses Reduction Board of the early twentieth century saw the closure of numerous hotels. The closures in Carlton were in areas with the highest concentration of hotels, namely the south-west and the north-east of the suburb. In July 1908, the Board closed 12 Carlton hotels, and by 1915 a total of 31 had been closed, leaving 27 licenced houses for the suburb. This number was still considered too high, and the chairman of the Board noted that 'the [Carlton] district ... was, for its size, the most heavily overstocked in the city area [with hotels].'<sup>171</sup>

Changes in the demographics and drinking habits of the residents of Carlton have also changed the nature of hotels. Through the twentieth century, licensed cafes and wine bars, also known as wine saloons, became more prevalent, particularly in the vicinity of Lygon Street and Elgin Street, the suburb's heart of eating and drinking. These included the eponymous Jimmy Watson's, established in 1935 in an existing wine bar at 331-335 Lygon Street. By the 1950s, Watson himself was described as 'Carlton's high priest of Bacchus', the Greek god of wine and wine making:

Jim is landlord of Melbourne's most unique wine house ... His café is visited by diplomats, Mayors, scientists, service chiefs, executives, and a small circle of pals of graceful drinking.<sup>172</sup>

In 1960, Watson engaged architect Robin Boyd to redesign the wine bar, to 'better incorporate the three shops' which comprised the site.<sup>173</sup> The external and internal redesign received much praise, both from the architectural community and from patrons, with the venue becoming 'all the rage' (Figure 27).<sup>174</sup> Jimmy Watson's became a symbol of the progressive, cosmopolitan nature of Carlton of the latter post-war period, and 'emblematic of the student experience' of the suburb.<sup>175</sup>

*Places related to this theme*

- Former Sir John Young Hotel, 22-24 Palmerston Street (HO71)
- Hotel Lincoln, 130 Queensberry Street (HO97)
- Jimmy Watson's, 331-335 Lygon Street (HO1)

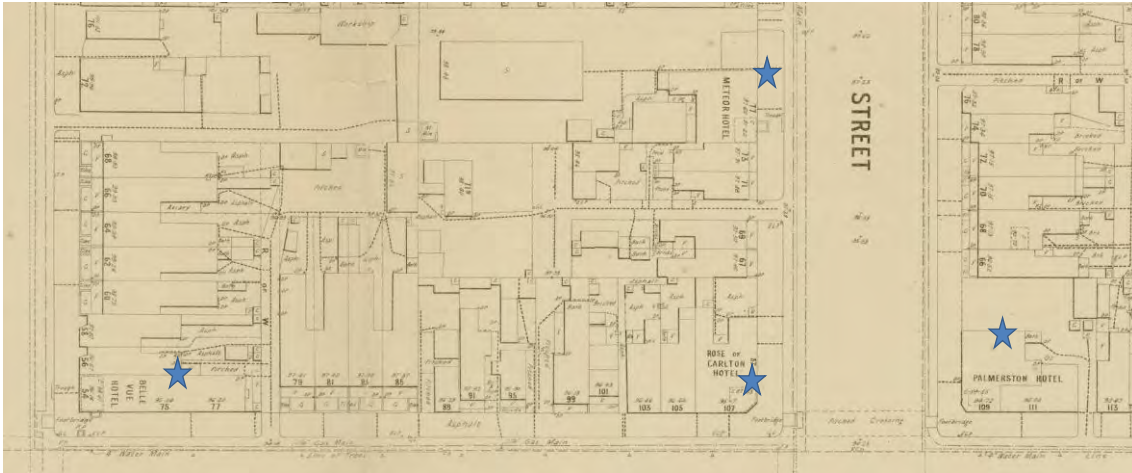


Figure 26 MMBW detail plan no. 1189, 1897 showing block between Elgin Street (left), Canning Street (bottom of image) and Palmerston Street (centre right), with four hotels identified  
Source: State Library of Victoria



Figure 27 The redesigned interior of Jimmy Watson's, 1960  
Source: Mark Strizic, photographer, H2011.55/1927, State Library of Victoria

### *Halls and cinemas*

While hotels served as proxy community centres in the early decades of Carlton's development, as the population consolidated, more substantial buildings were constructed to cater for more elaborate functions and events.

The hall located at the north-west corner of Kay and Canning streets was one such place that was a focus for socialising for a number of different community groups following its construction in 1885-86. The hall's owner, John Curtis, established dance classes as well as dance nights every Wednesday, Thursday and Friday.<sup>176</sup> A description of a ball held in 1886 revealed the popularity of the events: dancing continued into the following morning, with the band playing the last dance just after 4.30 in the morning.<sup>177</sup>

In early 1926, the hall was purchased on behalf of the Judean League, which took over its occupation. Groups associated with the Jewish community regularly met or held events at Monash House, including the Carlton Hebrew Ladies' Guild, the Victorian Zionist Organisation, and the Judaeon Boys and Girls gymnastics clubs.<sup>178</sup> Reflecting Carlton's post-war demographics, the hall was sold in 1957 and reopened as the Italian social club, La Cumparsita Hall in 1958. The Mokambo Orchestra, formed by Italian-born Carlton residents, performed so regularly at the La Cumparsita Hall that it was sometimes known as the Mokambo Hall.<sup>179</sup>



Figure 28 Mokambo Orchestra at La Cumparsita Hall, c. 1965

Source: Reproduced with permission of Co.As.It – Italian Historical Society

From the second decade of the twentieth century, cinema became another popular form of entertainment in Carlton. While the silent picture theatre, the Jubilee (later the Adelphi), had operated in Nicholson Street, North Carlton from 1912, the first cinema south of Princess Street was the Carlton Theatre, which opened in Faraday Street in 1924. Originally built as the Carlton Trades Club in 1908,<sup>180</sup> the theatre comprised seating for 472 in the stalls, and 182 in the dress circle. William McClelland operated the theatre for a number of years, and the cinema became affectionately known as 'Mac's Theatre'. McClelland became known for his handling of local 'larrikin' gangs or 'pushes' which targeted

the venue.<sup>181</sup> The cinema also earned a less positive nickname in the 'Bughouse', a reference to an infestation of fleas. McClelland's son Gordon continued the family's operation of the cinema, and in the 1950s, began to screen films that appealed the suburb's post-war migrants, with a 'Continental week' held in mid-1955.<sup>182</sup> As noted by Naomi Simon in 2004:

For those who found it difficult to speak English, Italian and Greek film seasons provided an escape from the harsh reality of migrant life.<sup>183</sup>

Once again reflecting the changing demographics of the suburb, from the 1960s and 1970s, arthouse films were shown at the cinema to appeal to students and academics. The theatre became the Carlton Moviehouse from 1979, but its lower standard of amenity compared with the newer Nova Cinema (opened 1992) saw attendances drop and it closed in 1999.<sup>184</sup>

#### *Places related to this theme*

- San Marco in Lamis Social club (former Fernshawe House and Monash House), 149-151 Canning Street (HO1)
- Former Carlton Theatre, 237 Faraday Street (HO1)

#### *Carlton's workers and the trade unions*

While parts of Carlton were occupied by professionals and the independently wealthy, much of Carlton's population earned their living through skilled and unskilled trades. Nineteenth century Carlton has been described as being populated by 'artisans and clerks.'<sup>185</sup> As noted by historian Katie Holmes:

[B]uilding was the most important single industry in Carlton in the nineteenth century. It comprised many different artisanal skills: masonry, carpentry, builders, bricklayers ... and was closely associated with other areas of employment such as contractors, engineers and founders.<sup>186</sup>

Although the statistics fluctuated across the nineteenth century, the percentage of Carlton residents in the building industry reached a peak in 1875 at 67%.<sup>187</sup> Furthermore, Carlton has had a long association with trade unionism, related both to the many skilled tradespeople and workers residing in the suburb, and the establishment of Trades Hall at the corner of Lygon and Victoria streets (see below). This increasingly substantial building was located on a prominent corner, and its importance to the union movement is further emphasised in the number of other union and trade related places which developed nearby.

A significant early protest also took place in Carlton, with 700 workers downing tools in response to contractors refusing to accept the newly won eight-hour working day.<sup>188</sup> An economic depression in the early 1890s followed the building boom of the 1880s, effecting many of Carlton's residents who were part of Melbourne's building workforce. The impact of the lack of work in the city was such that the male population of Carlton dropped as men departed to find work elsewhere.<sup>189</sup> The later economic depression of the 1930s likewise impacted the residents of Carlton, many of whom struggled to find work, and turned to labouring on sustenance projects.

Aside from building, Carlton residents were engaged in numerous other trades and professions. Artisans were also a major presence, such as tailors and stonemasons, as well as bootmakers who numbered 217 in the suburb in 1885.<sup>190</sup> The concentration of monumental masons and grave decorators in Lytton Street and the northern end of Madeline (Swanston) Street by the end of the nineteenth century clearly reflects the suburb's connection with the nearby Melbourne General Cemetery.<sup>191</sup> Factory work was another major employer, although not all of it within the suburb. As noted by the Carlton Forest Group:

Unlike Fitzroy and Collingwood, work in Carlton during the nineteenth century was not concentrated in large manufacturing industries but in small scale workshops.<sup>192</sup>

Regardless of the location, much of the work undertaken by Carlton's residents in the nineteenth century was characterised by long hours and tough conditions. The most important institution relating to workers' rights in Victoria is Trades Hall, which had its origins in the eight-hour movement of the 1850s, when labour shortages and the prosperity of the gold rush gave workers the opportunity to agitate for better conditions and shorter working hours. Victorian unionists recognised the value of a centralised space for the labour movement. The Trades Hall and Literary Institute was subsequently formed, and a site secured on Lygon Street in April 1858.<sup>193</sup> The first, temporary, Trades Hall opened in 1859. With the growth of the union movement, and fundraising efforts of the eight-hour movement, the first stage of the permanent Trades Hall was constructed in 1874, designed by noted architects Joseph Reed and Frederick Barnes (Reed and Barnes). Further stages were constructed in 1882 and 1888, establishing the imposing Classical style facade to Lygon Street, and council chambers added in 1890, with the additions reflecting the need for increased office and meeting facilities. Use of the hall was also high, with 59 societies renting rooms in Trades Hall by December 1885, giving revenue of £519.<sup>194</sup>

By the 1890s, the Trades Hall library was one of the most heavily patronised in the city.<sup>195</sup> The building's location placed it in the centre of the working-class suburbs of Melbourne, with Carlton neighboured by Fitzroy and North Melbourne, with West Melbourne, Collingwood and Richmond nearby. It also directly addressed the northern edge of the city, and a number of institutional buildings were developed in this part of Melbourne.<sup>196</sup> Trades Hall was the starting point for the annual Eight Hour Day anniversary processions, and the site of meetings for political campaigns relating to anti-conscription, factory reform, and equal pay for women, amongst others. The co-location of numerous small and large unions within the building encouraged the development of a strong working class and political culture. Changes in the demographics of Carlton, and more broadly in Melbourne, also saw new workers groups formed out of Trades Hall, and the monthly newspaper, *Il Progresso Italo-Australiano*, was published out of Trades Hall.<sup>197</sup>

The site also has strong connections with female workers. In the early 1880s, the conditions of female textile workers and factory reform became the focus of the political agitation of the predominately male Trades Hall members.<sup>198</sup> In February 1883, the Trades Hall committee became involved with the wide-scale Tailoresses' Strike. This strike by female workers was considered 'extraordinary'; as reported by the *Argus*, it was 'not often we hear of women and girls turning out on strike.'<sup>199</sup> In April 1883, it was proposed to construct a meeting room for the female operatives on the north-east portion of the Trades Hall site.<sup>200</sup> In April 1887, the Female Operatives Hall was opened, a 'neat little edifice' which was 'commodious and quite sufficient for the purposes for which it is intended.'<sup>201</sup> The domestic scaled, Gothic style building (Figure 29) remained on the site until it was demolished in the 1960s.

Through the twentieth century, unions and other political groups began to move from Trades Hall into the broader suburb. The Political Labor Council Hall was constructed at 119-121 Palmerston Street in 1915, providing library, billiard room, club and meeting rooms. The hall was taken over by Italian anti-fascists in 1935, and after the group had been 'supplanted' by communists, the hall as a political venue was closed by authorities.<sup>202</sup>

From the mid-twentieth century, a number of new buildings were constructed for unions that had outgrown their accommodation at Trades Hall. While the unions moved out of their original 'home', they did not stray far, constructing new premises in close proximity to Trades Hall. A new office building for the Australian Council of Trade Union (ACTU) was constructed at 17-25 Lygon Street in 1953, to a design by architects Leslie M Perrott and partners and built by E A Watts. The ACTU had previously occupied 'three small rooms' in Trades Hall, and aimed to establish an independent research bureau.<sup>203</sup> At its opening, ACTU president, Percy Clarey, noted that the building was 'a symbol of an ideal', with internal timber panelling donated by all the state trades and Labor councils.<sup>204</sup> In 1958, the Australian Builders Laborers' Federation (BLF) also constructed offices directly opposite Trades Hall, at 11 Lygon Street.<sup>205</sup> The BLF played a role in the campaign to curb the redevelopment of Carlton in the 1960s, and to stop the wholesale demolitions; BLF House was also the focus of efforts to deregister the union in the



1980s.<sup>206</sup> The Plumbers and Gasfitters Union likewise outgrew Trades Hall in this period, with the noted brutalist building designed by architect Graeme Gunn and constructed in 1969-1971 adjacent to the institution on Victoria Street.<sup>207</sup>

Consultation with the Bunurong Elders also suggests that Trades Hall has been referred to as the site of some of the pivotal early meetings which led to the establishment of pioneering Aboriginal welfare organisations dealing in health, education and legal services between 1973 and 1976. This might be linked to the emergence of an Aboriginal rights framework in the wake of the Wave Hill Walkoff in 1966 and 1967 referendum, and evident in the gains made by the land rights movement with the passing of the first piece of Aboriginal land rights legislation, the Aboriginal Land Rights (Northern Territory) Act 1976.<sup>208</sup>

*Places related to this theme*

- Trades Hall, 2-40 Lygon Street (VHR H0663)
- John Curtin Hotel, 27 Lygon Street (HO64)
- Political Labor Council Hall, 119-121 Palmerston Street (HO1)



Figure 29 Female Operatives Hall at Trades Hall site, photographed in 1889, since demolished  
Source: In 'Presentation folder to Lord and Lady Loch from the Trades Hall Council, Melbourne', H40677/D, State Library of Victoria

## Chapter 5: Governing Carlton

- Struggling for political rights
- Maintaining law and order
- Defence in Carlton
- Protecting Carlton's heritage

### *Crime in Carlton*

From the 1870s, and into the mid-twentieth century, numerous reports in newspapers were made on the public disturbances, petty crime, and sometimes incredibly violent actions of groups of young men in Carlton. These youths were known as 'larrikins', the term then having none of the affectionate sense of mischief it does today. Larrikins were understood as 'riotous boys' and 'young men who drink too much' who offended 'the public sense of decency'.<sup>209</sup> Some larrikins gathered in large groups, which became known as 'pushes'. While youth crime was not solely the concern of Carlton, shifts in demographics from the 1870s, saw the suburb gaining a reputation for its 'rowdy youths'.<sup>210</sup> A report in the *Herald* in November 1879 noted:

The conduct of the Carlton larrikins has been very offensive for some time past, and they have especially made themselves objectionable by assembling at the corner of Macarthur Place and Canning street. Their proceedings in that locality have become such a nuisance ... that complaints have been made.<sup>211</sup>

Although the complaints of the above article related to uncouth behaviour, by the late nineteenth century Carlton had 'one of the highest crime rates in Melbourne':

It reached a high point in 1890-92 when there was an average one arrest for every 5.6 residents<sup>212</sup>

This statistic dates from the beginning of the economic depression which hit Melbourne following the 1880s. Aside from petty crimes against property or drunken misdemeanours, reports of more violent incidents, including mob attacks on policemen and assaults of residents were not uncommon. The larrikin pushes were localised, with one report in 1895 describing an organised fight of 600 larrikins between the Fitzroy push and the Freeman Street push, occurring at apparently neutral ground in Station Street, Carlton.<sup>213</sup> Such was the reputation of the inner-city pushes, that a lecture was given in genteel Mentone on the subject, presumably aiming to shock its audience. The lecturer described the various gangs of Carlton, the apparent 'centre of rowdyism':

The 'Bouveroos' ... are comprised principally of criminals ... The 'Pitt Street Push' is noted for the number of assaults made on women. The 'Nicholson Street Push' have no thieves among them, but they delight in punishing 'obnoxious policemen'.<sup>214</sup>

Such crime continued into the twentieth century, with sticks, broken palings and stones making way for guns. The most notorious criminal operating in Carlton in the early twentieth century was Joseph Leslie Taylor, more commonly known as Squizzy Taylor. Taylor was a 'key figure' in organised crime in Melbourne, and was linked with violent crimes, including a number of murders. The murder of Constable David McGrath during a robbery at Trades Hall is one notorious crime with which Taylor is associated, although he was not present at the event. He died in 1927, when he was shot during an attack on Snowy Cutmore, at his mother's boarding house in Barkly Street.<sup>215</sup>

Concerns continued about attacks on property through the twentieth century, with a discussion in the *Herald* in 1939 reflecting global concerns:

Although Jewish people have been insulted and attacked and Jewish property damaged, few Carlton residents believe that the increased hooliganism of recent weeks is due to organised anti-semitism or fascist movements.<sup>216</sup>



Opinion within Carlton's Jewish community, however, was divided on this matter, according to the report.

In some instances, Aboriginal people were treated harshly by the police and courts in Carlton, with evidence of disproportionate sentences for minor infringements. For example, in 1902 an Aboriginal man was arrested for public intoxication on Madeline (now Swanston) Street and sent directly to Coranderrk mission.<sup>217</sup> In 1950 an elderly Aboriginal man was sentenced at the Carlton Court House to three months in jail for busking with a gum leaf.<sup>218</sup> Traditional Owners reflected on instances of police brutality, sometimes breaking up meetings in parks and pubs. A Bunurong Elder revealed how some hoteliers provided support and protection to their Aboriginal patrons.<sup>219</sup>

More recently, changes in demographics and improvements in the economic, education and employment prospects of Carlton residents have seen crime rates become less of a concern to many in the suburb.

#### *Places related to this theme*

- Carlton Court House, 345-349 Drummond Street (VHR H1467)

#### *Government and civil institutions*

Although Carlton was never a municipality in its own right in the way of North Melbourne/Hotham during the nineteenth century, a number of civic and municipal institutions were developed to serve the community. Calls had been made for a proper police presence in the suburb from as early as the mid-1860s – and possibly earlier – on account of the rate of theft. 'Not a night passes now but some place is broken into', complained 'Thomas' in the *Age* in 1866.<sup>220</sup> Police had occupied a house in Carlton Gardens from at least 1855 and a separate police station was established in Drummond Street, north of Faraday Street in c. 1872.<sup>221</sup> In 1878, a new brick police station was constructed, also on Drummond Street, to a design by Public Works Department architects William Steel and George Watson.<sup>222</sup>

A small civil precinct developed around the intersection of Drummond and Elgin streets: the Police Court House was constructed on the west side of Drummond Street in 1887 and the Carlton Post Office constructed at 146 Elgin Street in 1883. With the development of Lygon Street as the suburb's main commercial precinct, the Carlton South Post Office was constructed in the 1960s. From the 1870s, calls were made for the establishment of a local fire brigade, with both the Carlton District and Carlton Brewery brigades established in this decade. With the professionalisation of fire services in the metropolitan area, fire stations were constructed in Bouverie (1893) and Swanston (1928) streets.<sup>223</sup>

Volunteer corps were also established in Carlton, part of a Victoria-wide movement born of concern about the ability of the fledgling colony to protect its coastlines and gold wealth at the time of the Crimean War of the 1850s. The Carlton Rifle Corps was formed in 1854, with a site granted on Grattan Street (Figure 31). In 1866, seven members of Carlton's volunteer rifle company purchased the Grattan Street site on behalf of the company for £320 for the group's use as a drill hall, with an additional purchase of land in 1871.<sup>224</sup> The Melbourne University Rifles was raised in 1910 to provide training for the University, as well as public schools in both Melbourne and Geelong.<sup>225</sup> By the early 1960s, the University of Melbourne acquired the site and in 1964, constructed a new, three-storey building with a car park located in the south-western corner.

#### *Places related to this theme*

- Carlton Police Station, 334-344 Drummond Street (VHR H1543)
- Carlton Post Office, 146-154 Elgin Street (HO1)
- Melbourne University Regiment Drill Hall, 65 Grattan Street (HO1)



Figure 30 Carlton Post Office, Elgin Street, in c. 1917  
Source: H89.105/42, State Library of Victoria



Figure 31 Carlton Volunteer Rifles, 1861  
Source: Batchelor and O'Neill, photographers, H183, State Library of Victoria

### *Protecting Carlton's heritage*

The educated and activist demographic of Carlton in the latter post-war period and the intensity of development by the Housing Commission of Victoria (HCV) saw a strong and active community develop, intent on saving and promoting Carlton's heritage. While the work of the HCV had raised little in the way of public protest early on, by the 1960s concerted opposition to the HCV's development of both Carlton and Carlton North had begun to take shape. This was more so than many other inner suburbs of the period, reflecting the way Carlton had begun to shift from its lower income character towards gentrification. The Carlton Association was established in 1969, with a number of action groups or sub-committees formed to focus on specific issues.<sup>226</sup> One such group was the Kay Street action group, formed in 1971 as a response to the proposal by the HCV to compulsorily acquire properties in Kay Street. An effigy of the HCV was burnt at a protest of 300 people in Kay Street; however, the acquisition of 56 houses went ahead.<sup>227</sup> It was not only the work of the HCV which was perceived as a threat to Carlton. The development of freeways in Melbourne included a plan to extend the Eastern Freeway along Alexander Parade and Princes Street. The work of the association, including the research undertaken to produce the 'Freeway Crisis Report' of 1972, saw the revision of this plan.<sup>228</sup>

George Tibbits described the Carlton Association as the 'voice of "working-class families, post-war refugees, south European migrants, old people, young people, professionals and students"', that is the voice of Carlton in the late 1960s'.<sup>229</sup> Many in the association were professionally engaged in areas such as town planning, architecture, engineering and history (social and architectural), and many of whom have become well-known and respected in these fields. The association produced studies and surveys of the suburb, arguing for retention of existing housing for residents and the suburb's historic streetscapes. The use of media, including the mainstream press, as well as posters to engage the Carlton community, were also successful methods employed by the association.<sup>230</sup>

The campaign against the HCV's 'urban renewal' plan of the early 1970s saw membership of the Carlton Association peak at 2,000.<sup>231</sup> There is also an argument to be made that the residents group was a significant part of the gentrification of Carlton; the owner-occupiers replaced many renters; and the association's 'awareness raising' about the amenity and value of the inner suburb raised property values.<sup>232</sup> However, the campaigns of the association, along with the work of the National Trust, 'contributed greatly' to the change in approach of the government to housing clearance and heritage protection of in inner suburbs.<sup>233</sup> The Builders Labourers' Federation (BLF), a Trades Hall affiliated union with a long association with Carlton, was also involved in the fight to protect Carlton's heritage. The BLF had constructed new offices directly opposite Trades Hall in 1958, and used its growing influence to curb development in Carlton in the 1960s.<sup>234</sup> This was through the use of 'green bans', strike action to protect the environment or built heritage at development sites. One of the most high profile actions by the BLF was in protecting a site in North Carlton, which resulted in BLF secretary Norm Gallagher serving time in jail.<sup>235</sup> However, the BLF was also involved in other action in the study area, including protecting terrace housing in Drummond and Canning streets. As former Lord Mayor, Trevor Huggard recalled, 'many people saw Carlton as fodder for the bulldozer'<sup>236</sup>, with many of its streets saved by the efforts of the unions and local resident groups.

Community action and participation has continued in Carlton, following the foundation established by the association. The Carlton Residents Association (CRA) was formed in 1995 as a response to a proposal by the University of Melbourne to develop terrace houses in Faraday and Cardigan streets.<sup>237</sup> The work of the CRA has focused on both heritage and amenity in the suburb. Likewise, the establishment of the Carlton Community History Group in 2007, demonstrates the continuing interest Carlton residents have in their suburb.

### *Places related to this theme*

- Drummond Street, south of Grattan Street (HO1)
- Former Australian Builders Laborers' Federation office, 11 Lygon Street (HO64)

## Chapter 6: Building Carlton's community

- Maintaining spiritual life
- Educating people
- Providing health and welfare services
- Forming community organisations
- Preserving traditions and commemorating
- Marking phases of life

### *Aboriginal community*

With the crowded housing conditions, Melbourne's parks and hotels became important meeting places for the Aboriginal community. Such places were a setting for establishing and maintaining familial, social and spiritual connections, and the transmission of traditional knowledge.

Within the study area, Carlton's squares (such as Macarthur Square) have been mentioned by a Bunurong Elder as such meeting places, with the former Albion Hotel (on the corner of Lygon and Faraday streets) as another.<sup>238</sup> A notable Aboriginal meeting place in Carlton was under the two Moreton Bay fig trees which still stand in the Carlton Gardens near the intersection of Nicholson and Gertrude streets.

During both the interwar and post-war periods, Aboriginal people would meet in the Gardens, as Alick Jackomos recounted:

That's where the Aboriginal community ... would come and meet. As I said before, there were no organisations and there was no Advancement League. You couldn't fit into anyone's house because every family only had a little room in the house. ... So on Saturday and Sunday, and during the week but mostly weekends, everybody would come here and sit around these Moreton Bay Fig Trees. That was our meeting place in the late 30s and 40s and maybe early 50s.<sup>239</sup>

### *Places related to this theme*

- Macarthur Square (HO1)

### *Religion*

Churches and other religious buildings were important community institutions in early Carlton, and enabled many migrant groups, such as the Scots in the nineteenth century, the twentieth century Jewish community and post-war Italian migrants, to maintain religious aspects of their culture in their new home. The important role of religious buildings and religious expression continued as congregations and the population of Carlton consolidated in the nineteenth and early twentieth centuries. Carlton's church buildings and remaining Jewish religious buildings are notable for the diversity of denominations, and their close proximity.<sup>240</sup>

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations of nineteenth century Melbourne. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets (Figure 32).<sup>241</sup> The 1866 Cox Plan shows four church buildings had been constructed in the suburb (to Elgin Street): including the Primitive Methodist Church, at the corner of Lygon and Queensberry streets, on which a bluestone church was constructed in 1864; and St Andrews Presbyterian Church, often known as the Gaelic Church, which was constructed in 1854-55 at the north-west corner of Queensberry and Rathdowne streets, on a prominent site opposite the Carlton Gardens (Figure 33). Neither of these churches are extant. It is also the case that not all reserves were taken up; the Baptists and Congregationalists 'refused to compromise' on the separation of church and state.<sup>242</sup>

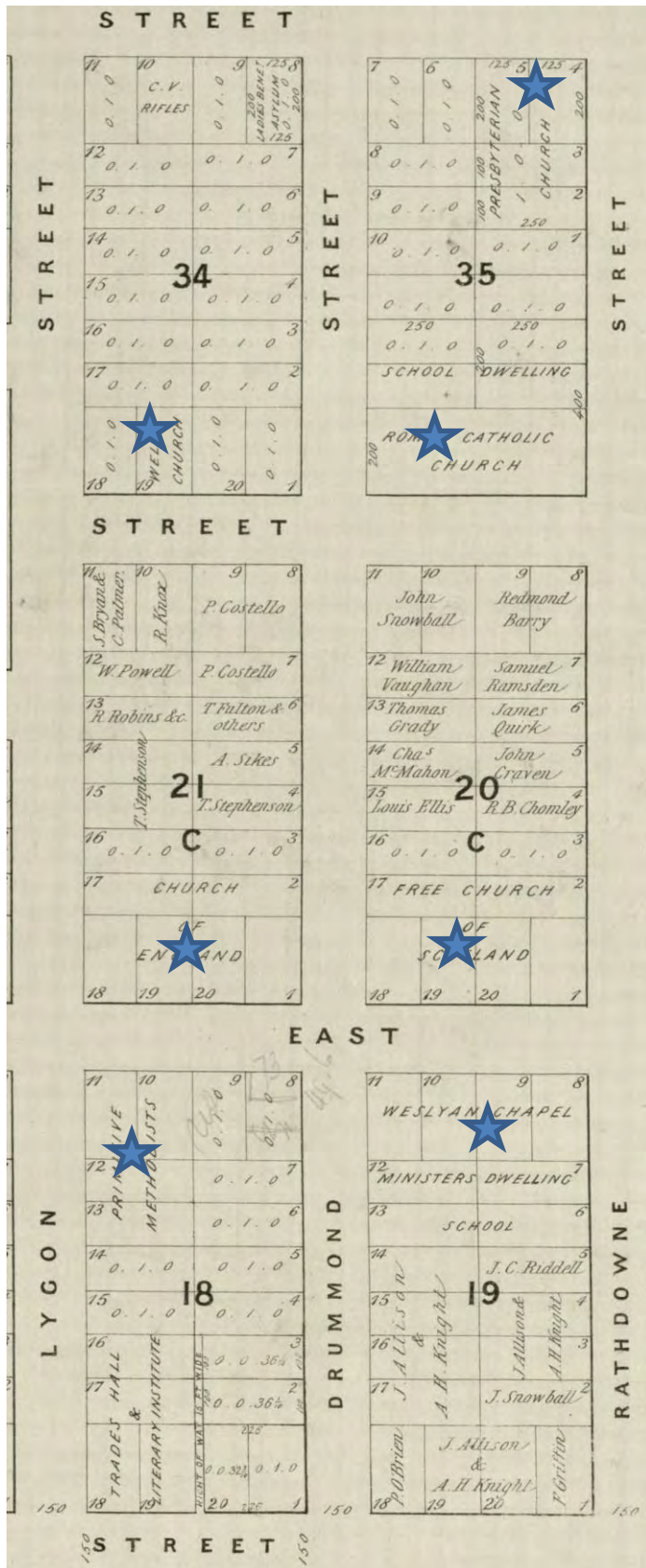


Figure 32 Plan of Crown allotments in Carlton, 1864, with reserves for religious denominations indicated  
 Source: Department of Crown Lands & Survey, State Library of Victoria





Figure 33 Elevated view of St Andrews Presbyterian Church, 1880, taken from the newly completed Royal Exhibition Building  
Source: Unknown photographer, H4570, State Library of Victoria

As noted in *Carlton: A History*, while some congregations were predominantly based in the suburb, other churches drew attendance from a much wider area. The Gaelic services conducted at the Scottish St Andrews Church were popular, drawing attendees from a wide area, with stabling provided for those who had travelled far.<sup>243</sup> The church closed in 1938, with the congregation admitting that ‘the character of the district had been changing’ and the use of the church for services was no longer necessary, as it had been in ‘the early days.’<sup>244</sup>

A number of early churches still remain in the suburb. The bluestone Catholic St George’s Church was constructed in 1855 and survives within the Sacred Heart Catholic Church and Corpus Christi school complex. The larger brick church at the corner of Pelham and Rathdowne streets, constructed in 1897, also remains and is demonstrative of the growth of the congregation through the nineteenth century.<sup>245</sup> A newer denomination, the Catholic Apostolic Church, constructed its bluestone church in 1867 adjacent to the Primitive Methodists in Elgin Street. The church building was designed by the prolific architect Leonard Terry, and is extant.<sup>246</sup>

By the end of the nineteenth century, development on the early reserves had been joined by the construction of churches in the north of the suburb, where the new subdivisions were taken up by different congregations. These included the Wesleyan Church in Palmerston Street; and St Jude’s Anglican Church in Lygon Street. The foundation stone for St Jude’s was laid in October 1866 (Figure 34).<sup>247</sup>

While by the turn of the century ‘Carlton’s phase of church building was over’, with the major denominations well established, smaller denominations, or branches of larger denominations, began establishing themselves in the suburb.<sup>248</sup> The Chinese Mission Church in Queensberry Street is an

example of this trend, having been constructed in 1905 by the Church of Christ, itself a much older denomination in Melbourne with its first chapel erected in Lygon Street in 1865. When, in the early twentieth century, the Church of Christ turned its attention to the conversion of Chinese people to Christianity,<sup>249</sup> the site for the small church on Queensberry Street was chosen. Although many Chinese people resided in southern Carlton in this period, particularly in and around Queensberry Street, with Chinese children attending Rathdowne Street Primary School, the new church was also close to Little Bourke Street's Chinatown.<sup>250</sup>

The importance of the Jewish community through the first half of the twentieth century was also reflected in the number of buildings constructed for Judaism in Carlton, although few remain. A synagogue for the orthodox Woolf Davis Chevra was constructed in Pitt Street in c. 1919; noted in the City of Melbourne building index as a 'church'.<sup>251</sup> At its opening, the president 'emphasised the fact that this Chevra was not founded to do financial or other injury to any existing Synagogue', giving an indication of the diversity of the local Jewish community at this time.<sup>252</sup> The construction of the substantial synagogue on Palmerston Street in the mid-1920s also emphasises the scale of the Jewish population of Carlton, having outgrown the temporary synagogue building at the Political Labor Hall at 121 Palmerston Street. The new synagogue, situated next to the Methodist Church in Palmerston Street, was of 'Byzantine' style, designed by W H Merritt, and could seat 500 people.<sup>253</sup> During construction, the Building Trades Federation standard working week was amended to adhere to the Jewish Sabbath requirements, and to accommodate a full week's work without working on Saturdays. Interestingly, although many in the local Jewish community moved to the bayside suburbs in the post-war period, the Melbourne Chevra Kadisha, being the Jewish burial society, was located in Canning Street from c. 1960 to at least 1974.<sup>254</sup> Of these buildings, only the Pitt Street synagogue is extant.

Migration patterns through the mid-twentieth century also affected the use of religious buildings in Carlton. For a number of churches, congregations declined; St Jude's for example reportedly only had a total of twenty attending its two Sunday morning services.<sup>255</sup> The Methodist Church on Palmerston Street, which likewise faced decreasing attendance, became dedicated to serving the smaller migrant groups arriving in Carlton in the post-war period. Reflecting this, the church's name was changed to the Church of All Nations. The Catholic Apostolic Church was converted to a Romanian Orthodox Church in 1972.

Other buildings were also taken up by groups offering support to new arrivals. A three-storey terrace in Drummond Street (no. 197) was purchased by the Society of St Paul in the 1950s as the Mission House for Maltese New Australians, which along with being a monastery for priests, included club rooms for young Maltese men and accommodation for 'a few migrants'. The building's location was considered 'an ideal spot, as most of the Maltese [were] living [in] North and West Melbourne, Carlton, Fitzroy and Collingwood'.<sup>256</sup>

The importance of churches and religious buildings to life in Carlton is not what it was in the nineteenth and early twentieth centuries. However, such places continue to play an important role in the suburb, particularly with youth and welfare outreach programs.

*Places related to this theme*

- St Jude's Anglican Church, 349-371 Lygon Street (VHR H0014)
- Former Catholic Apostolic Church, 59 Queensberry Street (HO90)
- Chinese Mission Church, 148-150 Queensberry Street



Figure 34 View south down Lygon Street, c. 1875, with St Jude's Church dominating the streetscape at right  
Source: American & Australasian Photographic Company, IE1236964, Mitchell Library, State Library of New South Wales

#### *Melbourne General Cemetery*

The first official cemetery in Melbourne had opened in 1837, on a ten acre site now occupied by the car park of Queen Victoria Market.<sup>257</sup> With the growth of Melbourne by the late 1840s the cemetery site was seen to be 'in dangerous proximity to the inhabited portion of the city'.<sup>258</sup> This was recognised as a problem by the Melbourne Town Councillors, who moved that another portion of land be set aside for a 'future cemetery of the city'.<sup>259</sup> New South Wales law, which governed the Port Phillip District, required that the cemetery be set at least one mile away from the city's boundary. A plan by surveyor Robert Hoddle of June 1849 and a letter of July 1849 from Superintendent La Trobe referring to a site 'due North one mile from the North Town Boundary' indicates that the current site had been chosen by this date.<sup>260</sup> In January 1851, 27 acres (approximately 11 hectares) was reserved for a general cemetery, at the designated distance from the town boundary. However, further growth of Melbourne with the gold rush saw the cemetery soon form the northern boundary of the suburb of Carlton.

The cemetery was to be divided amongst the denominations, with ten acres (4 hectares) set aside for the Church of England, eight acres for the Catholic Church, four acres for the Presbyterian Church, two acres for the Wesleyan Church and one acre each for Jewish burials, Society of Friends (Quakers) and other denominations.<sup>261</sup> The provision of areas for Baptists and Independents increased the size of the cemetery to more than 32 acres (approximately 13 hectares). A design for the cemetery was completed by engineer and surveyor Albert Purchas in early 1852, with serpentine pathways linking the areas set aside for each denomination. Purchas was subsequently appointed to the position of engineer-secretary and was the cemetery's first paid employee.<sup>262</sup> The first burial at the cemetery, that of John Alexander Burnett of St Kilda, took place on 28 May 1853. The first female burial was Jane Bell on 10 June 1853.<sup>263</sup> By 1860, approximately 18,000 burials had taken place at the new cemetery, of which 7,146 were infants, the latter an indication of the poor rate of infant mortality.<sup>264</sup> The burials of several prominent Victorians were also held at the cemetery soon after its opening.

By the late 1870s residential development had surrounded the cemetery, and closure of the cemetery was raised. By the 1890s vacant burial plots were becoming scarce.<sup>265</sup> The trustees responded by using any available space for new graves, including gardens and open spaces, which gave rise to further concerns about health issues and the competence of the trustees.<sup>266</sup> By the 1920s, the site comprised over 100,000 graves holding almost 254,000 bodies, and was visited by 250,000 people each year.<sup>267</sup> As



noted by historian Don Chambers, the severe unemployment of the early 1930s enabled the trustees to gain concessions for the use of the cemetery land which would have been impossible in the preceding decades, ensuring its continued operation.<sup>268</sup> Combined with the alterations to previously restricted land along Lygon Street, land for over 4,500 new graves was opened up in 1937.<sup>269</sup> The cemetery faced decline during the 1950s, as the income from burials could not cover the increased cost of operating the site.<sup>270</sup> Further burial land was opened up in the 1950s, with the reclamation of former 'pauper' ground near Lygon Street.<sup>271</sup>

While the place has wider importance to metropolitan Melbourne, the cemetery had immediacy in the daily life of Carlton residents. As noted in the *Melbourne Punch* in 1869, children of Madeline (Swanston) Street would 'eschew games, and follow humbly the cemetery-going carriage' (Figure 35).<sup>272</sup> The cemetery also provided employment for Carlton residents, with monumental masons living in the north of the suburb and making their living from manufacturing gravestones for burials. One long-running undertakers' operation was located at 380 Lygon Street, in the buildings known as the Holdsworth Buildings. Built for John Daley in 1871, a local undertaker, from 1908 until 1972, the prominent Holdsworth undertaking business operate from the site.<sup>273</sup>

*Places related to this theme*

- Melbourne General Cemetery, (VHR H1788)
- Holdsworth Buildings, 380 Lygon Street (VHR H0074)



Figure 35. Funeral procession, unidentified street, Carlton, c. 1905  
Source: MM 8523, Museum Victoria

## Education

Education at a variety of levels has long had an impact on the community and built form of Carlton, and includes primary and tertiary institutions.

### *University of Melbourne*

Although the idea of a university had been raised through the early decades of Melbourne's history, it was not until after Victoria's separation from New South Wales that proposals gained traction. A petition was presented to the Legislative Council in late 1852 by a 'numerous and respectable body of the inhabitants', £10,000 was set aside by the Auditor-General, and in January 1853 the proposed university constitution received royal assent.<sup>274</sup> The university's council, first announced in April 1853, comprised some of Melbourne's most respected men, including Justice Redmond Barry, the Auditor-General Hugh Childers, former police magistrate Sir William Lonsdale, and notable religious leaders including the Bishop of Melbourne.<sup>275</sup> They were drawn from medical, legal and civil service backgrounds, with the majority members of the Melbourne Club. Only four members of the council could be from religious backgrounds, with the secularity of the university being an important aspect of its foundation.<sup>276</sup> While a site in East Melbourne was proposed in June 1853, in September that year, Justice Barry proposed a 100-acre site to the north of the recently surveyed allotments in Carlton. The government approved a reservation of 40 acres, with a generous allowance reserved for a future extension.<sup>277</sup> The scale of this reservation in comparison to the eventual size of the suburb of Carlton, taking up nearly one-fifth of the suburb, can be seen in the 1855 plan compiled by James Kearney (Figure 1). The inaugural ceremony at the newly reserved university grounds, as described in *The Shop*, a history of the university's early development, was held:

On this ugly site, set on rising ground between Melbourne's cattle yards and its New Cemetery and despoiled by the search of Europeans for wealth, shelter and comfort, [Governor Lieutenant Charles Hotham] was to lay the foundation stone for one of Europe's cultural triumphs, a university.<sup>278</sup>

The newspapers gave praise to the founding of the university, acknowledging the important marker in Melbourne's development that was the establishment of such an institution.

The first buildings were constructed on the university site in 1854-1857, and included the (Old) Quadrangle and residential accommodation for four professors.<sup>279</sup> Residential colleges were established along the university's curved northern perimeter after the proposed extension eventuated. The first Wilson Hall was built in the late 1870s as a purpose-built examination hall, and by the end of the nineteenth century much of the site had been built upon incorporating a Medical School, Biological School, Natural Philosophy School and the National Museum.<sup>280</sup> The latter was established in 1854 and was originally known as the Museum of Natural History, with approval granted in October 1855 for the university to take over management of the collection, and to construct a north wing of the quadrangle to house it.<sup>281</sup> In 1862, approval was given for the construction of a separate building to house the collection, to be funded by the Government. Now known as the National Museum, the new building was designed by architects Reed and Barnes, and construction work began in 1863. The building faced the ornamental lake, and featured the use of cream brick, Gothic windows and a central tower.<sup>282</sup> The National Museum was visited by more people than any other part of the university over the next thirty years.<sup>283</sup> The museum's collection was eventually relocated from the university in 1899 to the Industrial and Technological Museum at the Public Library (now the State Library of Victoria).<sup>284</sup> The vacant building at the university formed the nucleus of what was to become the student union building.

The university campus developed through the twentieth century, with both educational facilities and residential colleges increasing. A map of the campus from 1920 shows the extent of buildings across the site, with early buildings such as the National Museum, Wilson Hall and the professorial residences remaining. The map, however, has been marked up to show the location of proposed buildings, including Newman College, designed by American architect Walter Burley Griffin, the designer of

Canberra, along with local architect A A Fritsch. The post-war expansion of tertiary education put further pressure on the existing campus. From the 1960s, the university began expanding beyond its traditional site into the streets of Carlton and Parkville as increased enrolments and new courses called for new buildings. To control and mediate this process, a masterplan was produced in 1970 by Sydney architectural firm Ancher Mortlock Murray and Woolley.<sup>285</sup> This included the construction of the Earth Sciences building at the corner of Elgin and Swanston streets, to the east of the campus, and the redevelopment of sites to the south of Grattan Street and in University Square. The retention of the terrace houses as part of the development of University Square was a result of pressure applied by Carlton's resident groups, many of whom had existing or prior associations with the university itself.<sup>286</sup> The expansion of the university's student population in the latter part of the twentieth century and into the twenty-first century also saw the construction of purpose built student accommodation beyond the original campus boundaries.

The University of Melbourne also has a number of important associations with Aboriginal people. The first Aboriginal person to matriculate into an Australian university, Margaret Williams-Weir, studied there after transferring from the University of Queensland in 1957. Prominent Aboriginal academics at the University of Melbourne have also included Marcia Langton and Gary Foley.<sup>287</sup>



Figure 36 View of the University of Melbourne grounds, 1885, with Old Quadrangle and Museum buildings visible

Source: Charles Nettleton, photographer, State Library of Victoria



Figure 37 Plan of the University of Melbourne, 1920  
Source: H J Green, State Library of Victoria

### *RMIT*

Although the first campus is not located in Carlton, RMIT University, formerly the Working Men's College and Royal Melbourne Institute of Technology, has long had associations with Carlton, in particular with Trades Hall. Founded in 1887 by philanthropist and grazier Francis Ormond, the Working Men's College was supported by the unions, with members of Trades Hall included in the college's governing body.<sup>288</sup> The institution eventually evolved to offer courses in trades, technology and other skills for both men and women.<sup>289</sup> By the mid-1960s, with its student population and course offers also increasing, RMIT began to expand beyond its city location into Carlton. In 1970, the institution embarked on a six-year building plan after the Victorian government agreed to set aside properties at the southern end of Carlton for the institution. The block, situated immediately to the north of the city campus, was in close proximity to Trades Hall, and partially occupied by the Builders Labourers Federation headquarters and two hotels with close ties to the trade union movement. The shift into Carlton was initiated after a decision was made to provide students with two different streams of education: an advanced college offering degrees and diplomas and a technical college for those seeking apprenticeship courses. The former was overseen by the Federal Government while the latter by the Victorian Education Department. The new Carlton campus was earmarked as a technical college.<sup>290</sup>

From the 1970s, technical colleges were renamed TAFE (Technical and Further Education) institutions.<sup>291</sup> Dominic Kelly and Lloyd Orton, from the architect practice Demaine Russell Trundle Armstrong and Orton, designed a master plan for the Carlton site, with a strategy to 'to build across the site, within the height limit, maximising the footprint and money available, closing off lanes where necessary and accommodating departments as they decanted from the city site'.<sup>292</sup> Although the plan (Figure 38) was never fully realised, RMIT University acquired, adapted and constructed a number of buildings within the block that fronted Lygon, Queensberry, Cardigan and Victoria streets; and is a prominent occupant of this Carlton block.

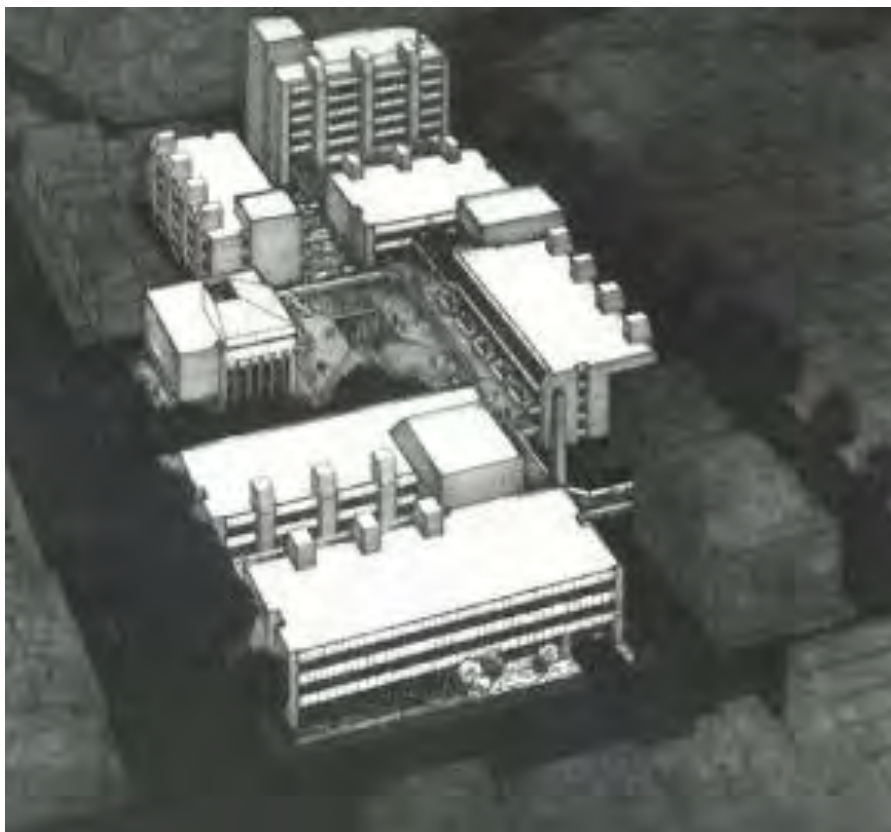


Figure 38 The Demaine plan of the RMIT block fronting Lygon, Victoria, Cardigan and Queensberry streets, looking south towards the CBD.

Source: Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008

### Schools

While the University of Melbourne has dominated consideration of education in Carlton, the suburb has had a number of schools, offering both public and private instruction. These included early National and Common schools, and religious schools and, following the passing of the Education Act in the 1870s which set standards for the accommodation of pupils, State schools.

Two sites were reserved for common schools in the 1860s: in Drummond Street, south of Grattan Street and on the triangular island site north of Lytton Street.<sup>293</sup> Carlton (Drummond Street), school no. 177 had initially been established in East Melbourne, and operated until 1884.<sup>294</sup> Following its closure, it was replaced by the three-storey terrace row at 201-205 Drummond Street. The Carlton Common School in Lygon Street opened in 1870, with an average attendance in 1871 of 73 students.<sup>295</sup> A school was erected in the 1870s, and by the 1890s, the site was substantially occupied by buildings (Figure 39).

There were also a number of short-lived schools in Carlton, often established by religious bodies. These included the Independent Church school in Grattan Street (1860-1868); Denominational School no. 175

which operated in a number of locations from 1859-1870; St Georges (1858-1877); the Carlton Baptist School in Drummond Street which had relocated from Albert Street, operating until 1884; the Church of England school St Matthew's (1855-1884); and Common School (Wesleyan) in Palmerston Street (1871-1872). A National School operated in Madeline (Swanston) Street for seven years between 1856 and 1863.<sup>296</sup> The number of schools in this early period point to both the rapid occupation of Carlton and the less rigorous rules relating to the establishment of educational facilities.

Some school sites demonstrate the change in standards of buildings which came with the enactment of the Education Act. For example, the Faraday Street State School grew from the Faraday Street National School which had been established in June 1855. In 1858 a timber school room was built on the site at 251 Faraday Street, located close to the university, claimed to be the first school in Carlton.<sup>297</sup> The extant building was constructed on the same site in 1876-77 to a design by architects Reed and Barnes, which responded to the new requirements of the Education Act of 1873.<sup>298</sup> Likewise, the former Primary School (no. 2365), Queensberry Street, opened in 1881, and its building, designed by Henry Bastow, Chief Architect of the Education Department Architecture Branch, is extant.<sup>299</sup>

The Yooralla Society established a number of educational facilities around Carlton in the twentieth century to cater for physically disabled children, including the Yooralla Kindergarten at 313 Drummond Street in 1918 and the Yooralla School at a new site in Pelham Street in the early 1920s.<sup>300</sup> The lack of options for care and education of disabled children particularly impacted poorer families. However, expansions were made to the Pelham Street facility in 1939, doubling capacity; and as noted in the *Herald* at the time of the extension's opening, the larger facilities allowed the grades to be arranged 'more suitably', with:

more room for the numerous activities which are carried out during school hours – such as Guide, Scout and Cub meetings, as well as sewing and craft work classes.<sup>301</sup>

The Yooralla School at Carlton closed in the late 1950s, consolidating to its existing Balwyn premises, and the Carlton building was demolished in the 1980s.<sup>302</sup>



Figure 39 View of Carlton School no. 1073, at the northern end of Lygon Street, 1890s  
Source: Gwyn James collection, H93.466/11, State Library of Victoria





Figure 40 Children playing in the playground at the Yooralla School, Pelham Street, c. 1930s  
Source: Yooralla

#### *Places related to this theme*

- University of Melbourne (various VHR and HO listings)
- RMIT technical college buildings(HO35, HO36)
- Former Queensberry Street State School (VHR H0970)

#### *Health*

Carlton has been the location of two of Melbourne's major hospitals, both which developed in the mid-nineteenth century. As with many of the suburb's welfare services, these institutions were focused on women and children, in the Women's Lying-in Hospital (Royal Women's Hospital) in Grattan Street and the Children's Hospital in Rathdowne Street.

In 1857, ten allotments on the north side of Grattan Street, between Madeline (Swanston) and Cardigan streets were reserved for the Lying-In hospital.<sup>303</sup> It had opened initially in a terrace house in East Melbourne in 1856, with its full name the Melbourne Lying-In Hospital and Infirmary for the Diseases Peculiar to Women and Children. The founding group included Frances Perry, the wife of the Anglican Bishop, and two young doctors who had studied in Europe, and brought the 'latest in clinical medicine' to Victoria.<sup>304</sup>

The hospital opened in 1858, with the main building fronting Madeline Street (Figure 41) comprising wards for both women and children and 'apartments for the house-surgeon and matron'. Two rows of buildings to the rear incorporated 13 separate wards, along with offices.<sup>305</sup> As noted by hospital historian Janet McCalman, the shift of patient care for women, including the delivery of babies, from the home to the hospital gave doctors authority and power over the birth scene, and made it easier to ensure sanitary standards.<sup>306</sup> The hospital was renamed the Royal Women's Hospital in 1956, and it was in this period that many of the buildings were modernised or rebuilt.<sup>307</sup> In 2008, the hospital was relocated to a new site on Flemington Road, Parkville. The Grattan Street site is being redeveloped by the University of Melbourne.

The former Children's Hospital (Figure 43) was established on a prominent site at the corner of Rathdowne and Pelham streets, facing the Carlton Gardens, in 1876. The site had originally been Sir Redmond Barry's house in Pelham Street, and was purchased for use as a hospital. Originally founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere. Despite fears about the risk to residents of contagion that such a hospital might bring, Barry's house was occupied and altered for the first children's hospital.<sup>308</sup>

In the early 1890s, the economic depression and its consequences for living standards generated increased demand on the hospital facilities. This resulted in an expansion programme, and recognition that the original Barry building was no longer fit for purpose. A number of neighbouring properties were purchased and, along with provision for four new accommodation pavilions and removal of the former Barry residence, a 'central administration block' was also considered necessary. An architectural competition was held in 1896 for the design of the new hospital layout.<sup>309</sup> The three-storied Princess May Pavilion was constructed on the corner of Pelham and Drummond streets in 1900-1901 and provided an additional 40 beds. A Nurses Home (John Roberston Nursing Home) was opened on Rathdowne Street in 1907; and an Administration Block or Administration Building was constructed on Pelham Street in 1912.<sup>310</sup> Elizabeth Testar, president of the hospital committee between 1885 and 1899, was a prime mover of the large-scale building programme.

By the early 1940s, it was becoming clear again that the Carlton site was inadequate, and an entirely new children's hospital was planned for Royal Park, Parkville.<sup>311</sup> Work began on the new hospital in 1951, and from this time, limited maintenance was undertaken on the Carlton buildings.<sup>312</sup> The Royal Children's Hospital, under the presidency of Dame Elisabeth Murdoch, moved to its new premises in 1963. However, by late 1964, St Nicholas Hospital, a hospital for children with intellectual disabilities, had been established at the Carlton site. The buildings underwent alterations to convert them to the new hospital use, which provided accommodation for 300 children, and was a training institution for nurses, teachers and post-graduate students.<sup>313</sup> It operated until 1985.<sup>314</sup>

As established through consultation with Traditional Owners, the former Royal Women's Hospital and Children's Hospital have mixed associations for Aboriginal people. This is due to the hospital's positive connotations of, being associated with birth and care, whilst also being a place of continued forced child removals.<sup>315</sup>

#### *Places related to this theme*

- Former Children's Hospital (HO81)
- Former Women's Hospital site





Figure 41 Lying-in Hospital, 1868  
Source: Charles Nettleton, photographer, H869, State Library of Victoria



Figure 42 c.1920s-40s Rose Postcard photograph of Children's Hospital, at intersection of Rathdowne and Pelham streets; the building in the foreground was demolished in the 1990s; the Administration Building and Princess May Pavilion are at right.  
Source: State Library of Victoria.



Figure 43 Outpatients Building at Children's Hospital, c. 1900  
Source: Charles Rudd, photographer, H39357/103, State Library of Victoria

### Welfare

The provision of welfare, particularly for vulnerable women has been a strong theme through Carlton's history.

In 1860, a site was reserved on the north-east side of Keppel Street for a female refuge, encompassing the whole block bound by Keppel, Cardigan, Madeline (Swanston) and Lytton streets.<sup>316</sup> The site was permanently reserved in 1863.<sup>317</sup> Although its original aim was as a reformatory for young women engaged in prostitution, its services shifted to caring for neglected children and unmarried mothers and their babies, and training in mothercraft and infant welfare nursing.<sup>318</sup> Provided with accommodation for twelve months, the young women at the female refuge worked in the laundry, the earnings from which sustained the institution's financially.<sup>319</sup> Located in Ballarat Street, which is now part of the redeveloped Carlton Brewery site, the Temporary Home for Fallen Women was also established in 1879 with similar aims.<sup>320</sup>

Continuing this tradition in Carlton, the St Joseph's Receiving Home was established in a house in Barkly Street in 1902. It moved to larger premises at 101 Grattan Street in 1906, a two-storey terrace house. The receiving home provided accommodation and care for unmarried pregnant women, and 'foundling' babies considered to be at-risk.<sup>321</sup> In 1915, the home tripled in size, with the addition of another terrace house, designed by architect A A Fritsch to replicate the nineteenth century house, and what appears to have been a chapel and dormitory wing (Figure 44). The institution also assisted men in need, with photographs of the 1960s showing homeless men queuing for meals along its Grattan Place elevation (Figure 45).

These institutions operated through the twentieth century, demonstrating the continuing need for welfare services in Carlton. The Female Refuge, which had been renamed the Queen Elizabeth Maternal and Child Health Centre, relocated from its Carlton premises in 1997 to Noble Park.<sup>322</sup> St Joseph's Receiving Home operated until 1985.

The Salvation Army's early work in Melbourne was located in Carlton, with the establishment of a Prison Gate Brigade Home in 1883, which was initially located in Lygon Street, and then at a terrace house in Argyle Place South (no. 37).<sup>323</sup> The service was established to provide support to newly discharged prisoners from the nearby Melbourne Gaol, who were 'fed and lodged without charge until they can obtain employment'.<sup>324</sup> Within three weeks of opening Higham House in late 1883, the Salvation Army officers had provided 500 meals, with 43 ex-prisoners having 'professed conversion, and are endeavouring to earn an honest living'.<sup>325</sup> The Prison Brigade Home was relocated to Abbotsford by 1900.<sup>326</sup> A facility for women was established in Barkly Street in 1884.<sup>327</sup> The Salvation Army opened a citadel in 1921 on Drummond Street, and in 1927 opened Hope Hall, at 68 Drummond Street, which provided support for women in need, including those who were homeless or had 'fallen into a life of crime'.<sup>328</sup>

The Salvation Army was not the only institution to utilise the large terrace houses of Carlton for charitable purposes in the first decades of the twentieth century. The *Sands & McDougall directory* of 1930 also lists a Church of England young women's hostel at 93-95 Drummond Street, and the Sutherland Home for Destitute Children at 28 Drummond Street.<sup>329</sup> A new two-storey brick house was constructed for the Sutherland Homes in 1911-1912, designed by J F Gibbins & Son.<sup>330</sup>

The young women's hostel had closed by the mid-twentieth century, with both the Sutherland Home and the Salvation Army hostel taken over by trade unions by the 1970s.<sup>331</sup>

The opening of the Carlton Crèche in Neill Street in 1919 signalled a shift in the provision of support for working mothers in Victoria. Although it initially catered for widowed mothers, following World War I, as well as deserted wives and women with 'useless husbands', the crèche provided support for many working women in Carlton.<sup>332</sup>

#### *Places related to this theme*

- Queen Elizabeth Maternal and Child Health Centre, Keppel Street (VHR H1813)
- Former St Joseph's Receiving Home, 101-107 Grattan Street (HO1)
- Former Carlton Creche, 101-111 Neill Street (VHR H1864)

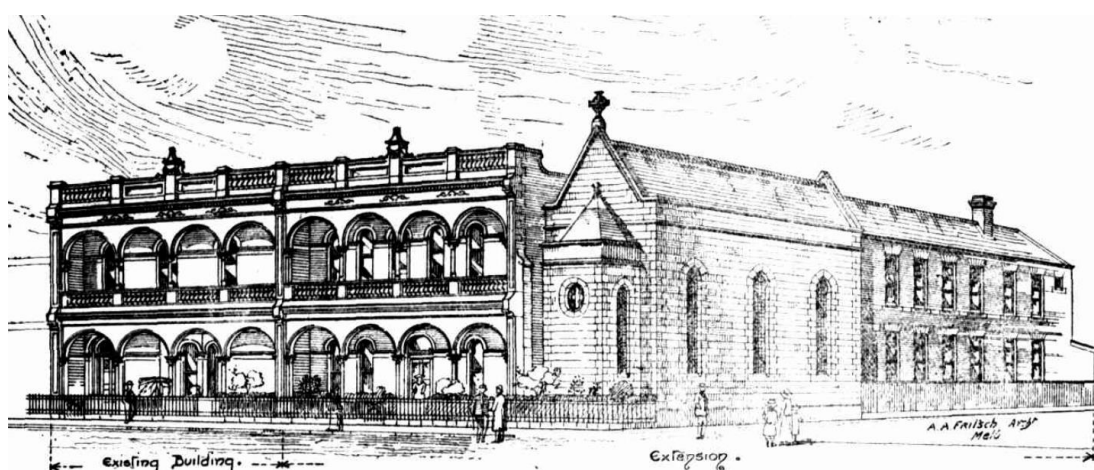


Figure 44 Perspective of St Joseph's Receiving Home, showing extensions in 1915  
Source: *Advocate*, 27 February 1915, p. 27

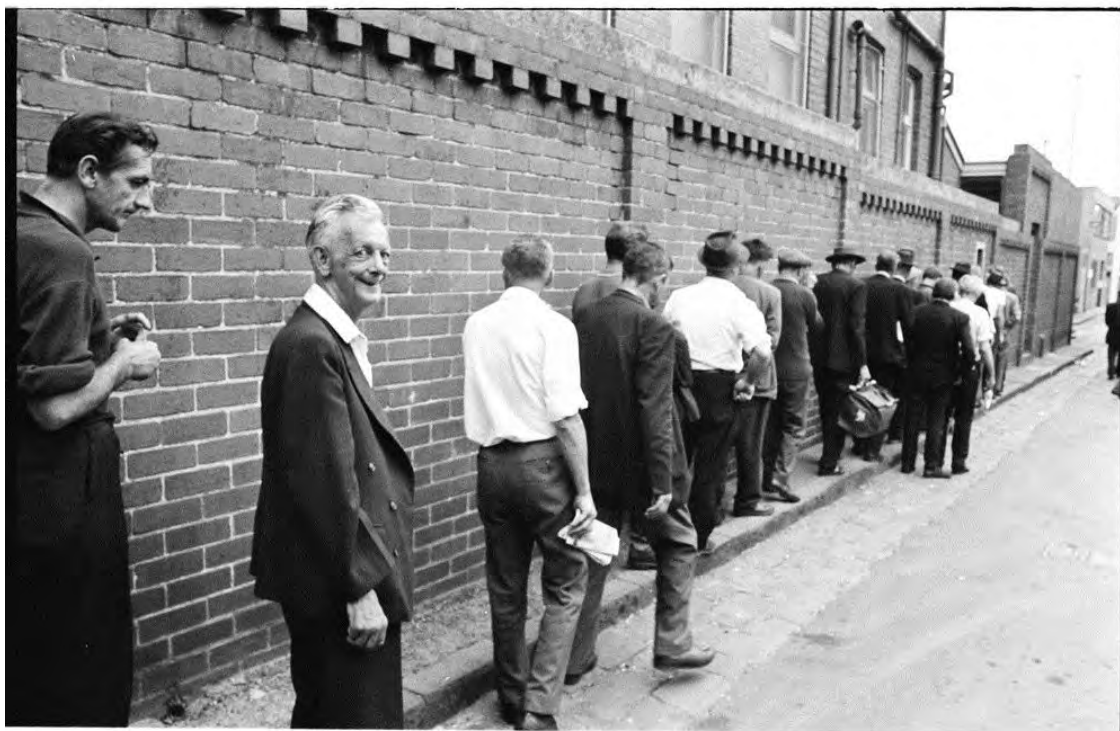


Figure 45 Men queueing for food handouts at St Joseph's, Grattan Place, Carlton, c. 1960s  
Source: Alan K Jordan collection, H2010.105/101d, State Library of Victoria

#### *Sport and recreation*

At various times through the nineteenth and twentieth centuries, sporting and recreation clubs have formed in Carlton.

In the latter nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However, various clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club (Figure 46).<sup>333</sup> The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The Carlton Football Club is the most prominent of Carlton's sporting clubs, indeed the word 'Carlton' is often used as shorthand for the club rather than the suburb.

Soon after its formation, Carlton became incredibly popular in the fledgling Australian Rules football competitions. The club reportedly had double the number of members of other clubs by the mid-1870s, and its character as a club for 'working people', was established early.<sup>334</sup> The Blues were one of the foundation clubs of the breakaway Victorian Football League (VFL) in the 1890s, despite its relatively dire financial situation at the time. With migration patterns in Carlton through the twentieth century, Carlton's players and membership broadened to include Jewish and Italian names; with many post-war Italian personalities remaining strongly associated with the football club.<sup>335</sup> Carlton is also the most successful football club in the VFL/AFL competition, tied with Essendon, in terms of the number of premierships it has won (sixteen). While its membership is now drawn from a much broader area than its nineteenth century origins, it continues to be firmly based in Carlton, with the club's training ground at Princes Park. The Princes Park football oval has diversified beyond the male dominated sport, more recently becoming an important venue for the first seasons of the women's football league, AFLW.

Aside from the dominant Carlton Football Club, numerous smaller sporting clubs have formed through the nineteenth and twentieth centuries, utilising the suburb's open spaces in its parks, reserves and gardens. Other clubs have been associated with the University of Melbourne. The Carlton Cricket Club



dates from 1864, and was based in the land between the university and Princes Park, now occupied by University College, before moving to Princes Park in the mid-1890s.<sup>336</sup> Bowling was another popular sport, from as early as the late-1860s, with the formation of a club in Argyle Square, with others based in Barry (University) Square and in Princes Park. Tennis clubs and croquet clubs also followed after the provision of bowling greens.<sup>337</sup>

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930.<sup>338</sup> The original entrance to the baths is a single-storey rendered structure with arched window openings, a prominent transverse gable roof form and central projecting bay with moulded ornamentation surrounding the entrance. The site was redeveloped in the 1980s and again in the 2010s, and continues to be an important recreation and fitness venue in the suburb. The 1980s redevelopment, designed by architect Peter Elliot, was awarded an Outstanding Architecture Merit Award by the Royal Australian Institutes of Architects in 1991.<sup>339</sup>

*Places related to this theme*

- Princes Park, Carlton North (HO1)
- Carlton Baths, 216-248 Rathdowne Street (HO1)



Figure 46 Carlton seconds team, c. 1935  
Source: Charles Boyles collection, H2008.122/158, State Library of Victoria

## Chapter 7: Shaping Carlton's cultural and creative life

- Nurturing a vibrant arts scene
- Creating popular culture
- Advancing knowledge

### *Creative Carlton*

The twentieth century demographics of Carlton – its ‘bohemian character and ethnic diversity’ - contributed to a flourishing arts, theatre and literary scene in the suburb from the 1950s.<sup>340</sup> Such pursuits were supported by affordable rent and the availability of properties in Carlton. Numerous literary and dramatic works have been set or produced in Carlton, including the writings of Pinchas Goldhar in the interwar period, Ray Lawler's seminal play, *Summer of the Seventeenth Doll* and parts of Helen Garner's novel, *Monkey Grip*. In the late 1950s, playwright Gordon Kirby, whose *Theresa* was located in the suburb noted:

[Carlton is] a place of contrasts and surprises – pleasant and not so pleasant – a really interesting place in which to live ... the place lends itself to drama.<sup>341</sup>

The political engagement of Carlton's residents, and the suburb's students and academics also contributed to the cultivation of a theatre scene that garnered a reputation for being boundary pushing, with productions railing against censorship, social mores and political conservatism. The La Mama Theatre and the Pram Factory (Figure 47, now demolished) are synonymous with the late twentieth century development of Melbourne's independent theatre scene. The La Mama Theatre was established in a former printing works in Faraday Street, by Betty Burstall in 1967. It was envisaged as ‘place where writers, actors and directors could experiment, and would become ‘the most important small theatre in Australia’.<sup>342</sup> The Pram Factory likewise became well-regarded and influential, devoted to ‘the exploration of new forms, theatre techniques and materials.’<sup>343</sup> The Australian Performing Group (APG) productions attracted ‘Carlton residents, students, women's liberation groups, workers and middle-class theatre-goers’.<sup>344</sup>



Figure 47 The Pram Factory, Drummond Street, 1982  
Source: J T Collins Collection, H94.200/7, State Library of Victoria

Recalling Carlton in the 1970s, actor and writer Jane Clifton remembered:

The Pram Factory was like a mini arts centre on Drummond Street that spread out into music and painting. There was a whole network of collective houses that bubbled around it. It was a weird inner city utopia; full of people who embraced that lifestyle ... It was a wild sort of passing population of people who lived there and worked at the theatre, and also visitors and crims. There was a lot of rough trade. It was hardcore. We had an open door policy. The Pram Factory was very political as well as artistic. Our social structures were very bound up with what we believed.<sup>345</sup>

Australia's first all-Aboriginal acting company, Nindethana (or 'Ours') was founded by Jack Charles, Joyce Johnson and Bob Maza at the Pram Factory in 1971, and also has associations with La Mama.<sup>346</sup> Charles himself performed multiple times at both the Pram Factory and La Mama Theatre, and continued on to have a wide-reaching and successful career.

Noel Tovey, Australia's first male Aboriginal ballet dancer was born in Carlton, and spent most of his youth and early adulthood within the study area.<sup>347</sup>

The 1970s also fostered a strong rock music scene in Carlton, along with other inner suburbs of Melbourne, one that was characterised by 'powerful sense of identity and feistiness':

In Carlton, the underground and mainstream existed as one, voraciously feeding into and off each other's often theatre-inspired (or drug-induced) creativity.<sup>348</sup>

The Skyhooks' track 'Carlton (Lygon Street Limbo)' evoked a strong sense of place, with lyrics referring to 'all those pizza places and spaced out places', 'all those grey haired writers and drunken fighters' and 'all those night time junkies and long haired monkeys.' A popular venue at the time was Martini's in the Imperial Hotel, at the intersection of Rathdowne and Neill streets, which hosted gigs for bands including Cold Chisel, INXS, Mondo Rock, and Jo Jo Zep and the Falcons in the late 1970s and early 1980s.<sup>349</sup> Martini's band booker, Adrian Barker remembers the 'Carlton scene', calling it 'art rock ... A lot of poetry and all that.'<sup>350</sup>

A band, the 'Stray Blacks', was described as 'an institution at Aboriginal cabarets and at the John Curtin Hotel in Lygon Street, Carlton'. One of its members, Alf Bamblett, recalled:

We started a band, the Stray Blacks ...see we were getting barred from all the pubs...someone will go and play up and you come along after and you can't get in... so I went to this pub...and said we want to put on a night of our own and so we'll look after it, then we started to think about music and so we scratched up and went and borrowed an amp here and a guitar there and a drum kit here... and we used to have those nights every fortnight, pension night or whatever it was and somewhere for people to go to...We did that for a few years, had this night, a meeting place...mobs of people over the years...and so it was somewhere for people to go and meet...The publican owned that pub and the John Curtin in Carlton and then they sold the Eastern Hill and so we ended up at JCs and we went there for years, doing the same thing and that was really good and people from all across the nation would be there...and that went for quite some time.<sup>351</sup>

Ross Wilson, front man of Mondo Rock and Daddy Cool, recalls why the suburb became such an important part of the Melbourne music scene at the time.

Carlton had that mix of music, arts, theatre, politics and everything else that seemed to draw it all together ... the main thing about the Carlton scene is that most of the musicians were total misfits, they just didn't fit into any pop star mould.<sup>352</sup>

Although the Melbourne music scene has diversified since the 1970s, a number of venues operate within Carlton, including the band room at John Curtin Hotel, which hosts numerous local gigs.

*Places related to this theme*

- La Mama Theatre, 205-207 Faraday Street (VHR H1991)
- Former Imperial Hotel, 184 Rathdowne Street (HO1)
- John Curtin Hotel, 27-31 Lygon Street (HO64)



## Conclusion

This Thematic Environmental History of Carlton shows that the presence of the study area's Traditional Owners has made a strong, positive and identifiable impact on the local area. This presence precedes the founding of Melbourne and continues into a significant contemporary narrative of resilience and contribution to the Carlton community across the many facets for which it has become renowned.

The urban fabric of Carlton was well established by the late nineteenth century, after the subdivision and sale of land in the 1850s and 1860s. The grand terrace rows in the south contrasted with the smaller workers' cottages at its north, and remain demonstrative of the suburb's diverse residential population. This diversity remains an important part of Carlton's character.

Carlton is a suburb that has been at the forefront of social change and cultural movements. It has been shaped by nineteenth century planning and built form, twentieth century European migration, 'slum' clearance, labour politics, students and academics, 'trendies', and a vibrant arts and restaurant scene. It was also an early Melbourne suburb to be gentrified, and a focus of the nascent heritage movement.

Carlton has long been valued both by its community, and more broadly by Melburnians living outside the suburb. Much of what drew people to the suburb in previous decades continues to be appreciated by residents and visitors alike today. People value its parks and gardens, the suburb's Italian and migrant heritage, the diverse offerings on Lygon Street and its intact heritage streetscapes. And in keeping with its history, the character of Carlton continues to evolve within the nineteenth century suburb.<sup>353</sup>

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Delta Lucille Freedman, Water Unit, Project Manager & Project Anthropologist, Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation.

Associate Professor Helen Gardner, Faculty of Arts and Education, Deakin University

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**ATTACHMENT B CITATIONS FOR EXISTING HERITAGE OVERLAY PLACES**

- HO35, [Residential Terrace Row](#), 18-22 Cardigan Street
- HO36, [St Mary's Terrace](#), 50-56 Cardigan Street
- HO27 & HO28, [George's Terrace and Clare House](#), 51-71 Cardigan Street
- HO29, [Shops and Residences](#), 83-87 Cardigan Street
- HO30, [Residential Terrace Row](#), 101-111 Cardigan Street
- HO32, [Pair of Dwellings](#), 199-201 Cardigan Street
- HO56, [Royal Terrace](#), 272-278 Faraday Street
- HO64, Carlton Union Hotels Precinct, 1-31 Lygon Street
- HO71, [Former Sir John Hotel and cottages](#), 18-24 Palmerston Street
- HO81, Former Children's Hospital Precinct, [5-21 Pelham Street](#)[110-150 Drummond Street](#), [15-31 Pelham Street](#), and [125-161 Rathdowne Street](#)
- HO82, [Former factory and store](#), 96-106 Pelham Street
- HO87, [Gavazzi Terrace](#), 19 Queensberry Street
- HO90, [Former Catholic Apostolic Church Complex](#), [53-63](#)~~59~~ Queensberry Street
- HO97, Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street
- HO91, [Pair of Dwellings](#), 133-135 Queensberry Street
- HO103, [Dwelling](#), 25-27 Rathdowne Street
- HO809, [Former Manufacturing Building](#), 29-31 Rathdowne Street (~~included in Amendment C396~~)
- HO104, [Montefiore House](#), 49 Rathdowne Street
- HO111, [Pair of Shops and Residences](#), ~~462-468~~6 Swanston Street
- HO112, [Pair of Shops and Residences](#), 508-512 Swanston Street
- HO113, [Pair of Dwellings](#), 554-556 Swanston Street
- HO116, [Residential Terrace Row](#), 676-682 Swanston Street
- HO118, [Russell Terrace](#), 68-72 Victoria Street

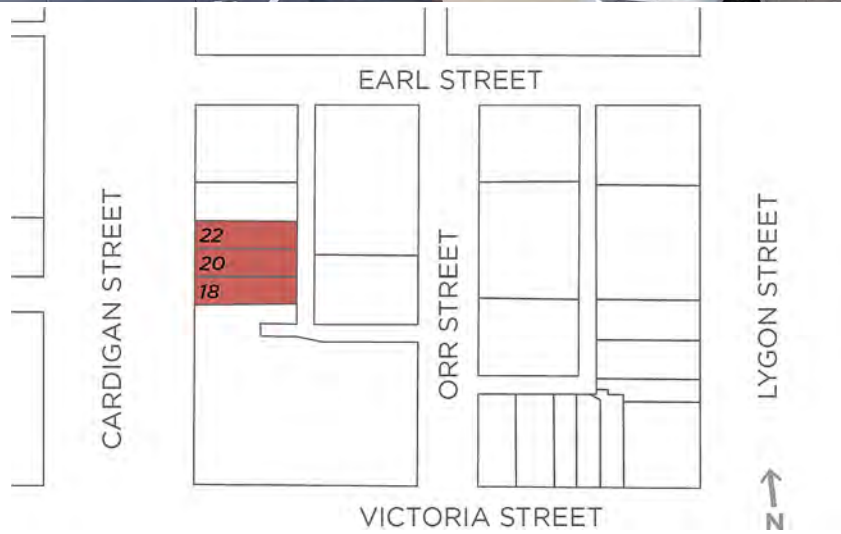




**SITE NAME** 18-22 CARDIGAN STREET, CARLTON RESIDENTIAL TERRACE ROW

**STREET ADDRESS** 18 CARDIGAN STREET, 20 CARDIGAN STREET AND 22 CARDIGAN STREET, CARLTON, VIC 3053

**PROPERTY ID** 101708, 664003, 664004



**SURVEY DATE:** SEPTEMBER 2018

**SURVEY BY:** LOVELL CHEN

**PREVIOUS GRADE** D3

**HERITAGE OVERLAY** HO35

**PROPOSED CATEGORY** HO35 - SIGNIFICANT;  
18, 20, 22  
CARDIGAN STREET  
- CONTRIBUTORY

**PLACE TYPE** RESIDENTIAL  
TERRACE ROW

**DESIGNER / ARCHITECT / ARTIST:** NOT KNOWN

**BUILDER:** WILLIAM COULSON

<b>DESIGN PERIOD:</b>	VICTORIAN PERIOD (1851-1901)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1874
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**THEMES**

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS  6.7 MAKING HOMES FOR VICTORIANS

**RECOMMENDATIONS**

The boundary of the existing Heritage Overlay should be extended to the north to cover all three dwellings at 18-22 Cardigan Street. The extent of the Heritage Overlay currently only covers 18 and 20 Cardigan Street (Figure 1). Amend individual building gradings to contributory to align with Amendment C396 recommendations.

**Extent of overlay:** refer to Figure 2

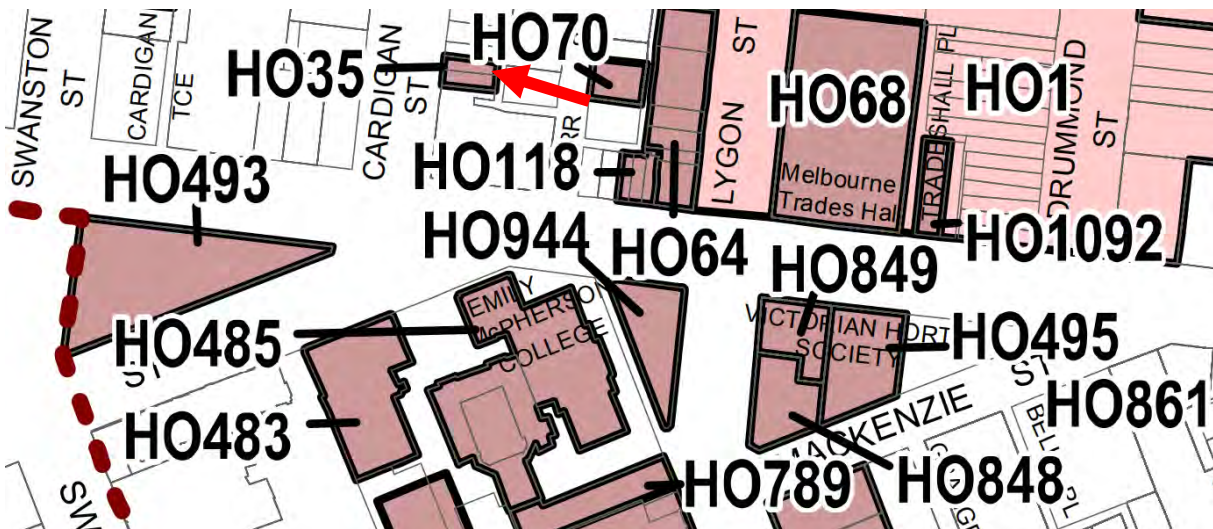


Figure 1 Detail of HO Map no. 8 with the subject site indicated  
Source: Melbourne Planning Scheme

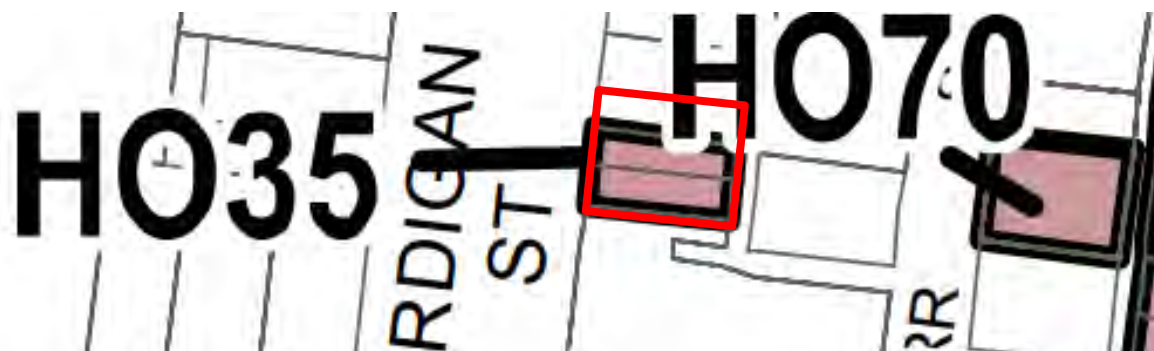


Figure 2 Detail of HO Map no. 8 with the mapping corrected to reflect the recommended amendment to the mapping

Source: Melbourne Planning Scheme

## SUMMARY

The terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, dates from 1874. It is of local historical significance and representative value, for being demonstrative of the relatively early and pre-Boom phase of development in Carlton, and for its survival as a substantially intact row. The individual dwellings are graded contributory, reflecting their relatively simple form and detailing in the Carlton context.

## HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.<sup>1</sup> The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building (1880) and development of Carlton Gardens from the 1850s, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

## SITE HISTORY

The trio of two-storey brick terrace houses was built in 1874 for owner, William Coulson, a carrier.

The site was part of Crown allotment 16 in Section 17 of Carlton, in the earliest subdivision of the suburb.<sup>2</sup> It was purchased in 1853 by Hugh Glass, a prominent early land speculator and squatter in the Port Phillip District. The site appears to have been vacant prior to the mid-1870s, and Coulson is not listed as owning the site in the rate books of 1874.<sup>3</sup> In April 1874, Coulson submitted a notice of intent to build to the City of Melbourne for three houses at what was then known as 4 Cardigan Street, paying a fee of £5.5.0.<sup>4</sup> Coulson was listed as the builder on this notice. The buildings appear to have been substantially completed by mid-1874, with Coulson calling for tenders for 'iron railing and balcony work' for the three houses.<sup>5</sup> The houses are listed in the municipal rate books of 1875, and it appears that the buildings were a speculative venture, with Louisa Simpson and Smith Power listed as owners of two of the houses, and Coulson retaining one as a leasing property. All three houses were listed as 'brick house, 6 rooms, bath, balcony + verandah', on allotments of 16 feet to



Cardigan Street. The properties were each valued at a Net Annual Value (NAV) of £50.<sup>6</sup> By 1890, the residences had acquired the existing street number of 18-22 Cardigan Street.<sup>7</sup> The Melbourne and Metropolitan Board of Works (MMBW) detail plan shows the building footprint of the terraces, with solid wing walls to the verandahs and narrower rear wings (Figure 3).

The properties remained residential through much of the twentieth century and are now part of the RMIT landholdings in this area of Carlton.

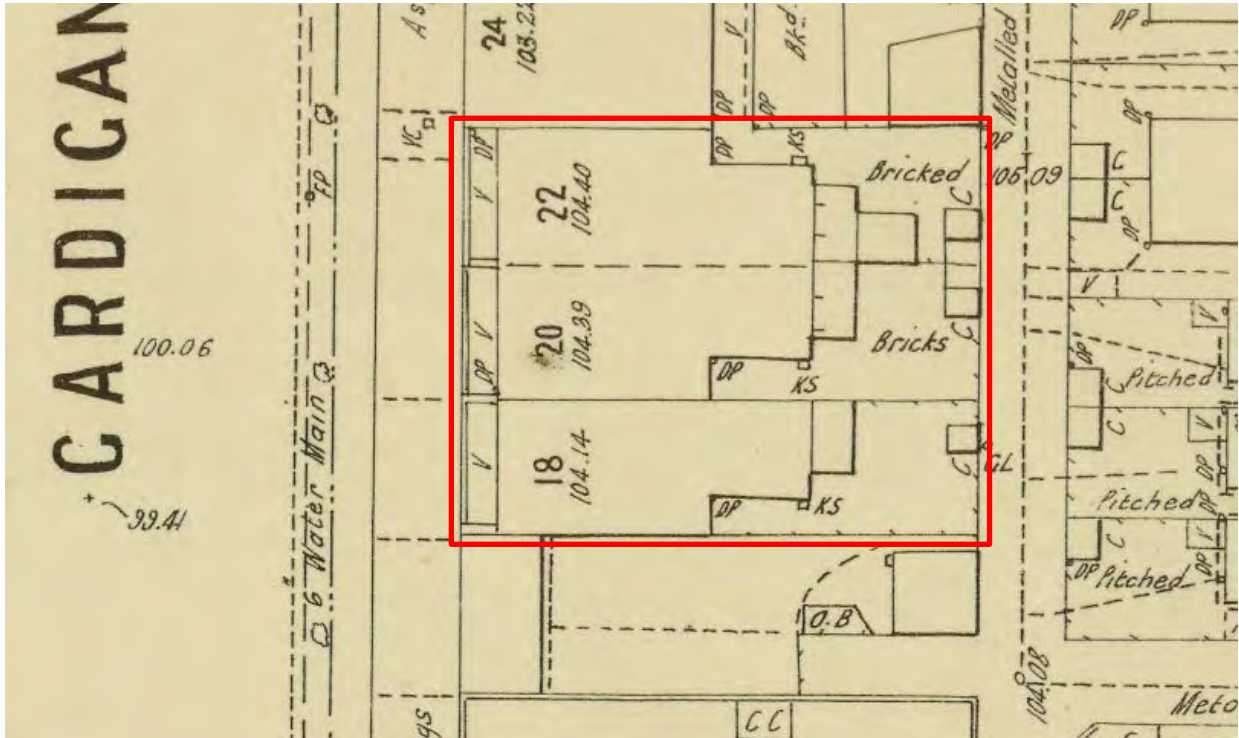


Figure 3 [Detail] MMBW detail plan no 1180 and 1181, 1896 showing the subject site  
Source: State Library of Victoria

## SITE DESCRIPTION

The terrace row at 18-22 Cardigan Street comprises a row of three attached, two-storey rendered Victorian dwellings sharing a transverse gable-ended roof (Figure 4). The houses have double-storey verandahs with wingwalls constructed to the property boundary. These incorporate cast iron lacework friezes and balustrading. Cast iron to verandahs survives in unusually good condition suggesting that they have been stripped of paint and repainted in the relatively recent past. Rendered ornament is generally understated reflecting the pre-Boom construction date of the group. Nonetheless, the design incorporates simple brackets and lion's head masques to wingwalls and orbs to the parapet. Cast iron palisade front fences on bluestone bases extend between the wing walls. These retain original gates. Windows are generally timber-framed, double-hung sashes, although the ground floor window opening at no. 20 has been enlarged and a multipaned arrangement, incorporating fixed and side-hung casement windows, installed. An original slate roof survives to the street pitches of nos 18 and 20 but has been replaced in corrugated steel at no. 22. Rear pitches have been replaced in steel throughout. Original chimneys survive across the group. Original tiling at ground floor level has been replaced throughout. Original doors at nos 18, 20 and 22 survive behind modern fly screens.



Figure 4 Recent aerial photograph of the subject site  
Source: Nearmap, January 2019

**INTEGRITY**

The building has been overpainted and other changes such as replacement of original slate roof cladding and replacement of a window to the street have occurred. However, the integrity of the building remains good and its early character and role within the street remain legible.



Figure 5 18-22 Cardigan Street (at left); lion's head (at right)

## COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.<sup>8</sup> Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.<sup>9</sup>

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely. During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later, private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now relatively rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace* (Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia, in addition to the grander examples, also includes single-storey attached cottages. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within Carlton and are included in the HO. Similar examples also survive in nearby suburbs such as East Melbourne and Parkville, although few terrace rows survive in the central city.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173-HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 12)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)

Buildings in the above group form particularly intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable VHR examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the



group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates, the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

As Goad & Tibbetts note,<sup>10</sup>

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

Terrace rows at nos 18-22, 50-56, 51-7 and 59-65 Cardigan Street are all rendered masonry buildings of the kind described above. They retain cast iron verandahs and detailing that is representative of developments of this type. They are distinguished by their intactness and integrity to their early states. While occasionally isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these building survives and intact examples of this typology are, relatively speaking, rare.

Within this group the subject row at 18-22 Cardigan Street, Carlton is among the earliest, dating from 1874. While unremarkable in terms of its design, it is representative of the rows constructed in the years prior to the boom and in some cases (51-57 Cardigan Street and 59-69 Cardigan Street) in the period afterwards. It survives as a substantially intact row informing an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation on the city fringes.



Figure 6 Cobden Terrace, Fitzroy (H0152-8)  
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)  
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)  
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)  
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)  
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (HO30)  
Source: Lovell Chen



Figure 12 Georges Terrace, 59-6966 Cardigan Street, Carlton (HO27)  
Source: Lovell Chen



Figure 13 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)  
Source: Lovell Chen





Figure 14 Mary's Terrace, 50-6 Cardigan Street,  
Carlton (HO36)  
Source: Lovell Chen

#### ASSESSMENT AGAINST CRITERIA

Yes	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
Yes	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p><b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

## **STATEMENT OF SIGNIFICANCE**

### **WHAT IS SIGNIFICANT**

HO35, being the terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, which dates from 1874, is significant. The individual properties are contributory, reflecting their relatively simple form and detailing in the Carlton context.

### **HOW IT IS SIGNIFICANT**

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, is of local historical significance and representative value to the City of Melbourne.

### **WHY IT IS SIGNIFICANT**

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, built in 1874 for owner, William Coulson, is of historical significance (Criterion A). Its construction in the 1870s is demonstrative of this phase of development in the suburb in the pre-Boom era; and its survival as a substantially intact row informs an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation in Melbourne on the fringe of the city.

HO35, being the terrace row is also of representative value (Criterion D). While unremarkable in terms of design, it is representative of the rows constructed in the years prior to the boom and in some cases in the period afterwards; it also retains its substantial external intactness which, for a terrace of the 1870s, is of note. Its relatively simple form and detailing is typical of pre-Boom terraces; and the integrity of the building remains good. It is distinguished by the transverse gable-ended roof shared by the three dwellings, with prominent chimneys to the roof ridge; cast iron lacework friezes and balustrading; simple brackets and lion's head masques to the wingwalls and orbs to the parapet; and the cast iron palisade front fences on bluestone bases with original gates. Its early character and role within the street also remain legible, evoking a time when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row was a distinctive vernacular building type across suburban Melbourne.

## RECOMMENDATIONS

Amend the Heritage Overlay mapping and retain as an individual Heritage Overlay.

### MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

## REFERENCES

See endnotes below.

## PREVIOUS STUDIES

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**City of Melbourne  
Heritage Review 1999**

Allom Lovell and Associates

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**Carlton Conservation  
Study 1984**

Nigel Lewis and Associates

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## ENDNOTES

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- 1 *Sands & McDougall* directory, 1873.
- 2 Plan of Carlton, Jika Jika, M314 (14), Melbourne Sheet 6, Put-away plan, Central Plan Office, Landata.
- 3 City of Melbourne, rate books, Volume 13: 1874, Smith Ward, see rate nos 1394-1395, VPRS 5708/P9, Public Record Office Victoria.
- 4 Melbourne City Council, notice of intent to build, no. 5852, 24 April 1874, via Miles Lewis, Australian Architectural Index, record no. 77943, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 6 September 2018.
- 5 *Argus*, 16 July 1874, p. 3, via Miles Lewis, Australian Architectural Index, record no. 77943, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 5 September 2018.
- 6 City of Melbourne, rate books, Volume 14: 1875, Smith Ward, rate nos 1406-1408, VPRS 5708/P9, Public Record Office Victoria.
- 7 *Sands & McDougall* directory, 1890, State Library of Victoria.
- 8 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 9 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.
- 10 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.

<b>SITE NAME</b>	MARY'S TERRACE
<b>STREET ADDRESS</b>	50-56 CARDIGAN STREET, CARLTON
<b>PROPERTY ID</b>	101705, 101704



<b>SURVEY DATE:</b> SEPTEMBER 2018		<b>SURVEY BY:</b> LOVELL CHEN	
<b>PREVIOUS GRADE</b>	C2	<b>HERITAGE OVERLAY</b>	H036
<b>PROPOSED CATEGORY</b>	SIGNIFICANT	<b>PLACE TYPE</b>	RESIDENTIAL TERRACE ROW
<b>DESIGNER / ARCHITECT / ARTIST:</b>	NOT KNOWN	<b>BUILDER:</b>	GEORGE O RICHARDSON
<b>DESIGN PERIOD:</b>	VICTORIAN PERIOD (1851-1901)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1885-86

## THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS
	6.7 MAKING HOMES FOR VICTORIANS

## RECOMMENDATIONS

Retain as an individual Heritage Overlay.

**Extent of overlay:** detailed at Figure 1

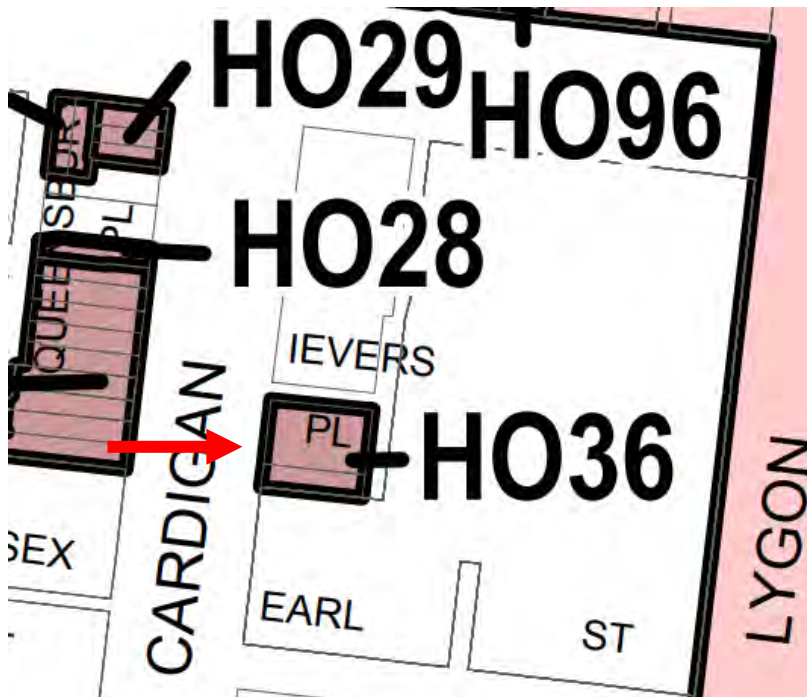


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO36)  
Source: Melbourne Planning Scheme

## SUMMARY

Mary's Terrace, the terrace row of four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, dates from c.1885-1886, and was constructed for prominent Carlton property owner, William Ievers. It is of local historical significance and of representative value; is typical of mid-1880s terrace row construction and Boom period development in Melbourne; and remains substantially intact to its original state.

## HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.<sup>1</sup> The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and

development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

## SITE HISTORY

The terrace row at 50-56 Cardigan Street consists of four dwellings constructed in c. 1885-1886 for prominent Carlton property owner, William Ievers.<sup>2</sup>

Ievers was a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. He was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George's) in Carlton. A memorial to him was erected by his son in Argyle Place, and two small streets (Ievers Terrace and Ievers Place, the latter abutting the north side of the subject terrace) and a park (Ievers Reserve, in Parkville) bear his name. The terrace row on Cardigan Street was named 'Mary's Terrace', after Ievers' wife of nearly 50 years.<sup>3</sup>

Ievers owned a number of properties in the southern part of Cardigan Street. At the time of the construction of Mary's Terrace, the rate books listed him as the owner of ten brick cottages on the eponymous Ievers Place, and four brick shops to the north of Ievers Place.<sup>4</sup> In August 1885, a notice of intent to build was lodged with the City of Melbourne for the construction of four houses in Cardigan Street, near Victoria Street. The builder was listed as George O Richardson of Freeman Street, North Fitzroy, with no architect listed.<sup>5</sup> The 1885 municipal rate books list the site as land on Cardigan Street East, owned by Ievers, and valued at a net annual value (NAV) of £36.<sup>6</sup> The following year the rate books list the four residences in the terrace row as under construction and unoccupied. Each was described as brick houses of eight rooms with bath, balcony and verandah, with a NAV of £64.<sup>7</sup> By 1887, the houses were occupied, although all remained in Ievers ownership.<sup>8</sup> The properties were then numbered 32-38 Cardigan Street, but Cardigan Street was renumbered in 1888 and the 1888 rate books show the terrace row at its present address of 50-56 Cardigan Street.<sup>9</sup>

The terrace can be seen in the 1896 MMBW detail plan at Figure 2, with front verandahs, paired rear wings, and brick and pitched rear yards. The row remained residential through much of the twentieth century. By the 1940s, nos 50 and 52 had been converted to apartments, although nos 54 and 56 remained as single residences.<sup>10</sup> By the 1970s, the two centre houses were listed in the *Sands & McDougall* directory as apartments, while no. 50 was occupied by an accountancy firm and no. 56 was occupied by a solicitor.<sup>11</sup> The buildings are now part of the RMIT landholdings in this area of Carlton.



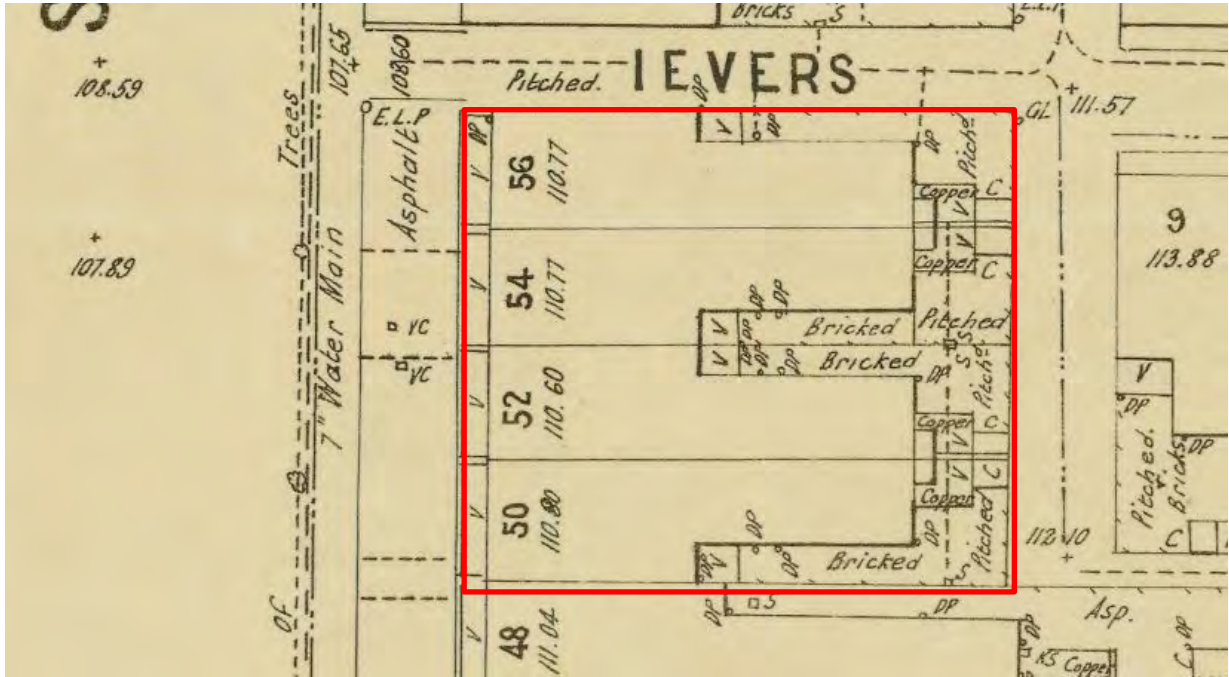


Figure 2 MMBW detail plan no. 1180 and 1181, 1896, with subject site indicated  
 Source: State Library of Victoria



Figure 3 Mary's Terrace, c. 1975-1980, photographed by John T Collins  
 Source: J T Collins Collection, H94.200/43, La Trobe Picture Collection, State Library of Victoria



## SITE DESCRIPTION

Mary's Terrace comprises a row of four, two-storey rendered brick houses built in 1885-1886 (Figure 4). The houses retain original double-storey verandahs with wingwalls extending to the property boundary. Verandahs incorporate cast iron columns with Corinthian capitals to lacework valences above. Along the street boundary, original cast iron palisade fences on bluestone bases with original gates survive. Original red and cream tiling to setbacks in red have generally been replaced but survives intact at no. 56. Original windows survive throughout. These are timber-framed double-hung sashes - those at ground floor retaining original fixed side lights. Original door joinery including some original doors typically survives. At first floor level, an original cast iron balustrade, and verandah valence above, remain in place beneath a simple concave roof in corrugated steel. The group is capped with a simple parapet incorporating a central pediment device flanked by scrolls and incorporating the name 'Mary's Terrace'. Each dwelling incorporates a hipped roof to the street volume and a separate hipped roof arrangement to a, more modest, two-storey service wing to the rear. Original chimneys survive at nos 50-54. Rendered ornament to the group is generally understated - particularly given the building's Boom period construction date - with simple orbs and brackets to wingwalls but few other enhancements, this straightforward approach reflecting its design by a capable builder rather than an architect. Evidence of small pedestal devices or bases to the parapet and its central pediment suggest that orbs or urns have been removed from the bases at this level and that the original expression of the group may have been slightly more exuberant than is the case today.



Figure 4 Recent aerial photograph of the subject site  
Source: Nearmap, January 2019



Figure 5 Mary's Terrace (at left), original fence, gates and tiled setback at 56 Cardigan Street (at right)

## INTEGRITY

The building has been overpainted but the underlying rendered expression remains discernible. Original slate roof cladding has been replaced in corrugated steel throughout and ground floor setbacks areas have generally been altered; however, the building is otherwise substantially intact to its original state.

## COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.<sup>12</sup> Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.<sup>13</sup>

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street, Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely. During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later private development of walk-up flats and in-fill development further reduced the number of complete rows.

As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia, in addition to the grander examples, also includes single-storey attached cottages. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within Carlton and are included in the HO. Similar examples also survive in nearby suburbs such as East Melbourne and Parkville, although few terrace rows survive in the central city.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- 18-22 Cardigan Street, Carlton (1874, HO35, Figure 12)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 13)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 14)

Buildings in this group form particularly intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

As Goad & Tibbetts note,<sup>14</sup>

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

Terrace rows at nos 18-22, 50-56, 51-7 and 59-65 Cardigan Street are rendered masonry buildings of the kind described above. They retain cast iron verandahs and detailing that is representative of developments of this type. They are distinguished by their intactness and integrity to their early states. While occasionally isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated

through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these buildings survive and intact examples of this typology are, relatively speaking, rare.

Within this group, the row at 50-56 Cardigan Street, Carlton is typical of terrace row developments as they proliferated through the 1880s. While straightforward rather than remarkable in terms of its design, it is representative of the rows constructed during the Boom and in some cases (51-57 and 59-69 Cardigan Street) in the period afterwards. Ornament is generally understated but illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s and remained relevant in Carlton at the turn of the twentieth century (51-9 Cardigan Street). Mary's Terrace survives as a particularly intact example and informs an understanding of early Carlton and the development of the terrace type as a suitable response to the pressure for accommodation on the City fringes.





Figure 6 Cobden Terrace, Fitzroy (H0152-8)  
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)  
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)  
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)  
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)  
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (H030)  
Source: Lovell Chen



Figure 12 18-22 Cardigan Street  
Source: Lovell Chen Source: Lovell Chen



Figure 13 Georges Terrace, 59-695 Cardigan Street, Carlton (HO27)  
Source: Lovell Chen



Figure 14 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)  
Source: Lovell Chen

**ASSESSMENT AGAINST CRITERIA**

Yes	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
Yes	<p><b>CRITERION D</b></p>

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Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

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**CRITERION E**

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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**CRITERION F**

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

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**CRITERION G**

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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**CRITERION H**

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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**STATEMENT OF SIGNIFICANCE**

**WHAT IS SIGNIFICANT**

Mary's Terrace, the terrace row of four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, which dates from c. 1885-1886, is significant.

**HOW IT IS SIGNIFICANT**

~~The terrace row~~ Mary's Terrace at 50-56 Cardigan Street, Carlton, is of local historical significance and representative value.

**WHY IT IS SIGNIFICANT**

The terrace row at 50-56 Cardigan Street, Carlton, is of historical significance (Criterion A). The row consists of four dwellings constructed in c. 1885-1886, for prominent nineteenth century Carlton identify and property owner, William Ievers. The latter owned a successful real estate agency in Cardigan Street, established in 1859 near the end of that decade of remarkable Gold Rush related growth in Melbourne, but was particularly successful in the 1870s and 1880s. Ievers was also involved in local politics, being a Melbourne City councillor in the 1890s. The subject row bears the name of his wife, Mary.

~~The terrace row~~ Mary's Terrace is also of representative value (Criterion D). The mid-1880s date of construction places the terrace firmly in the renowned Boom period of development in Melbourne, and it remains substantially intact to its original state. While straightforward and representative rather than remarkable in terms of its design, it is typical of the rows constructed during the Boom and in some cases in Carlton in the period following. The ornament is generally understated, although small pedestal devices to the parapet and central pediment suggest that orbs or urns have been removed, meaning that the original expression may have been slightly more exuberant than is the case today. The terrace also illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s in Melbourne and remained relevant in Carlton at the turn of the twentieth century. Other elements of note include verandahs with cast iron columns, Corinthian capitals and lacework valences; the original cast iron palisade front fences

on bluestone bases with original gates; and a simple parapet to the top of the row with a central pediment flanked by scrolls and incorporating the name 'Mary's Terrace'.



## RECOMMENDATIONS

Retain as an individual Heritage Overlay.

### MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

## REFERENCES

See endnotes.

## PREVIOUS STUDIES

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**Carlton Conservation  
Study, 1984**

Nigel Lewis and Associates

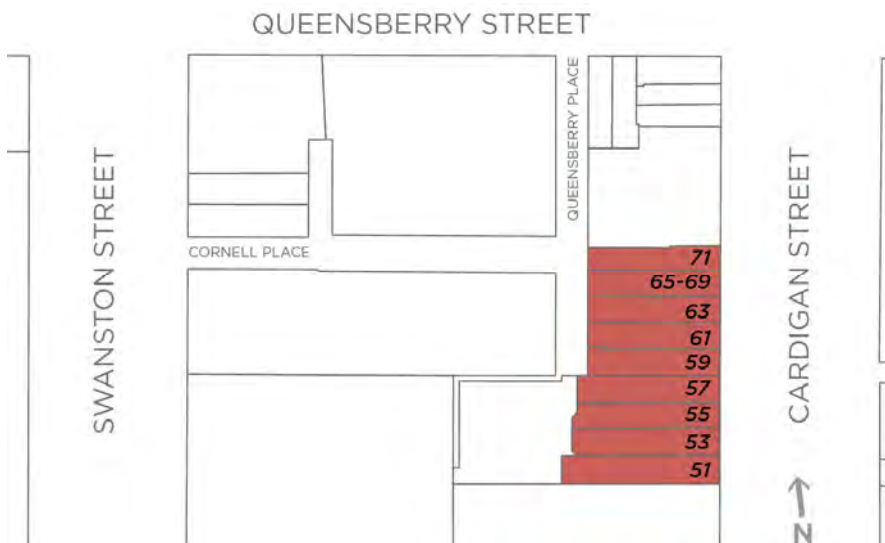
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## ENDNOTES

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- 1 *Sands & McDougall* directory, 1873.
- 2 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.
- 3 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.
- 4 City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate nos 1321-1334, VPRS 5708/P9, Public Record Office Victoria.
- 5 Melbourne City Council, notice of intent to build, no. 1704, 31 August 1885, via Miles Lewis, Australian Architectural Index, record no. 79074, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 1 October 2018. This entry incorrectly lists the owner as 'William Ievers', a misspelling of Ievers.
- 6 City of Melbourne, rate books, Volume 24: 1885, Smith Ward, rate no. 1338, VPRS 5708/P9, Public Record Office Victoria.
- 7 City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate nos 1335-1338, VPRS 5708/P9, Public Record Office Victoria.
- 8 City of Melbourne, rate books, Volume 26: 1887, Smith Ward, rate nos 1330-1333, VPRS 5708/P9, Public Record Office Victoria.
- 9 City of Melbourne, rate books, Volume 27: 1888, Smith Ward, rate nos 1316-1319, VPRS 5708/P9, Public Record Office Victoria.
- 10 *Sands & McDougall* directory, 1944-1945.
- 11 *Sands & McDougall* directory, 1974.
- 12 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 13 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.
- 14 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.

<b>SITE NAME</b>	TERRACE ROW, GEORGE'S TERRACE <del>AND</del> CLARE HOUSE
<b>STREET ADDRESS</b>	51 CARDIGAN STREET, 53 CARDIGAN STREET, 55 CARDIGAN STREET, 57 CARDIGAN STREET, <u>59 CARDIGAN STREET</u> , 61 CARDIGAN STREET, 63 CARDIGAN STREET, <del>65-69</del> CARDIGAN STREET AND 71 CARDIGAN STREET, CARLTON
<b>PROPERTY ID</b>	101578, 101580, 101581, 101582, 101583, 101584, 101585, 101586, 101587



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

<b>PREVIOUS GRADE</b>	NO. 51-57 – <del>A23</del> NO. 59-69 <del>5</del> – <del>C23</del> <u>NO. 71 C3</u>	<b>HERITAGE OVERLAY</b>	HO27 AND HO28
<b>PROPOSED CATEGORY</b>	SIGNIFICANT	<b>PLACE TYPE</b>	RESIDENTIAL TERRACE ROW
<b>DESIGNER / ARCHITECT / ARTIST:</b>	51-7 W H WEBB ARCHITECT 59-69 <del>5</del> C H RICHARDSON	<b>BUILDER:</b>	51-7 JOSEPH GRIGGS 59-69 <del>5</del> G FRASER 71 CROWLE BROS

<b>DESIGN PERIOD:</b>	VICTORIAN PERIOD (1851-1901)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1886-1906
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**THEMES**

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS  6.7 MAKING HOMES FOR VICTORIANS

**RECOMMENDATIONS**

It is recommended that existing Heritage Overlays HO27 and HO28 be combined to form a single HO place, and that the Heritage Overlay mapping be amended to reflect this.

**Extent of overlay:** extent of overlay to be remapped to create a single overlay as indicated at Figure 1.

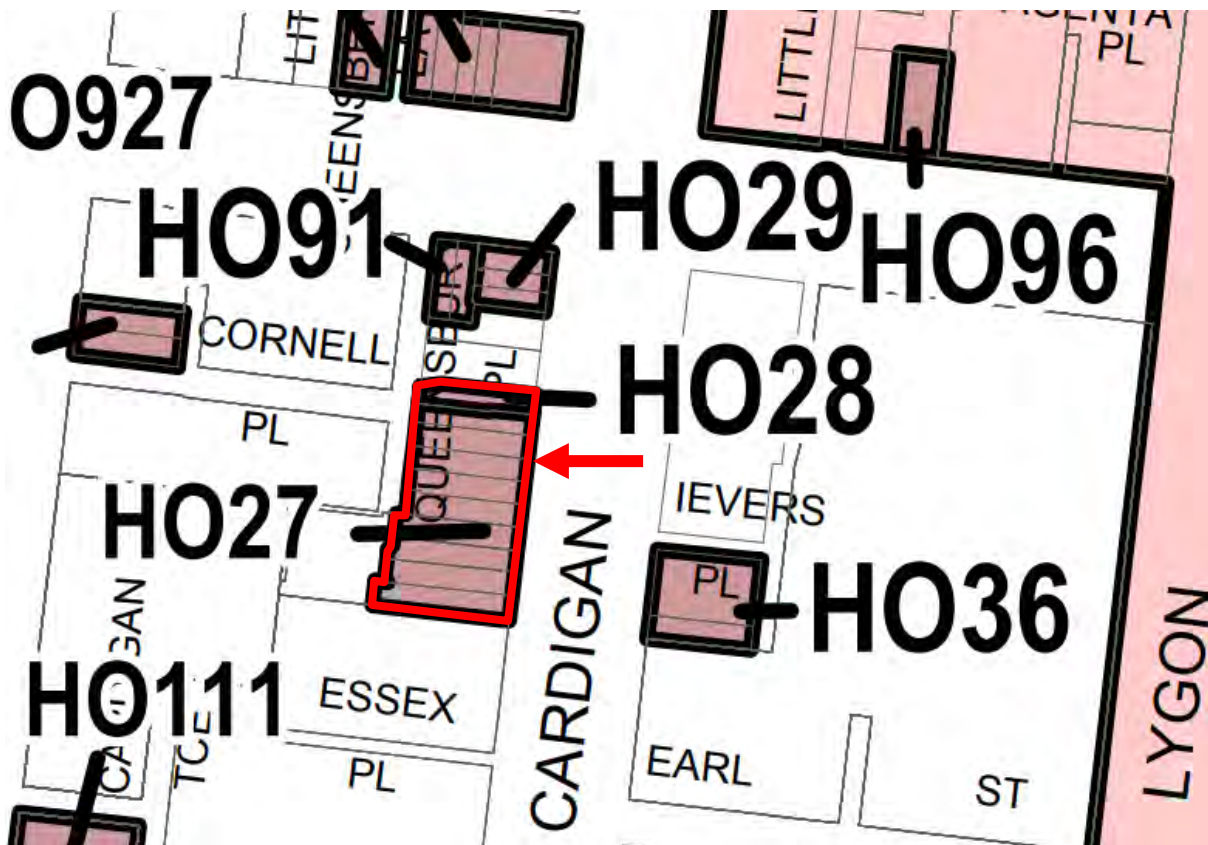


Figure 1 Detail of HO Map no. 5 showing the combined Heritage Overlays and revised HO map  
Source: Melbourne Planning Scheme

**SUMMARY**

The terrace rows and dwellings at nos 51-57 Cardigan Street and nos 59-69~~5~~ Cardigan Street (George’s Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are of

local historical and aesthetic significance. While the buildings have been altered to a modest extent, the integrity of the group remains high.

## HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.<sup>1</sup> The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

## SITE HISTORY

The subject site comprises three buildings: the terrace row of four houses at nos 51-57 Cardigan Street, Carlton; George's Terrace comprising four houses at nos 59-69~~5~~ Cardigan Street; and Clare House at no. 71 Cardigan Street. The buildings were constructed at various dates between the mid-1880s and early 1900s.

The earliest of these buildings to be constructed was Clare House, which dates from 1886. The municipal rate books of 1885 record 'land' measuring 14 feet by 82 feet (4.26m by 25m) on Cardigan Street owned by James Coughlin valued at a net annual value (NAV) of £8. Coughlin also owned a stone and iron house of four rooms at the adjacent property.<sup>2</sup> In 1886, the rate books list a 'stone and brick house [of] five rooms' with bath, balcony and verandah' being erected on Coughlin's property.<sup>3</sup> This corresponds with a notice of intent to build that was lodged with the council in February 1886 for a two-storey house in Cardigan Street, near Victoria Street. The owner was listed as Cockram, which is possibly a misspelling of Coughlin. Crowle Bros were listed as the builder, and no architect was identified.<sup>4</sup> However, when the building was completed, the description in the rate book differed from the previous year, and was identified as a brick house of seven rooms. The house was occupied by a Miss Smith and was valued at a NAV of £60.<sup>5</sup>

Clare House at 71 Cardigan Street is the only building of this group which had been constructed by the mid-1890s, at the time of the Melbourne and Metropolitan Board of Works (MMBW) survey. Clare House can be seen in the detail plan produced in 1896 (Figure 2), as having a front and side verandah and an asphalted rear yard.

The four terrace houses at 51-57 Cardigan Street were built in two stages in c. 1897-98 and c. 1900 by builder, and later owner, Joseph J Griggs. The 1896 MMBW plan shows this site to have been vacant land. On 13 October 1896 a notice of intent to build was submitted to the City of Melbourne for the construction of a single house on Cardigan Street. The owner of the property associated was listed in the notice as William Cameron, the architect was W H Webb and the builder Joseph Griggs.<sup>6</sup> Three years later, a further notice was submitted to the council for the construction of three houses, with Griggs listed as both builder and owner.<sup>7</sup> It appears that no. 51 was the first of the four houses constructed, and was completed in 1897-98. The 1897 rate books list an eight room brick house and a workshop as being erected at what was then 49 Cardigan Street.<sup>8</sup> This residence, and its associated outbuilding, were the only buildings occupying the site at 51-57 Cardigan Street until 1900, when the additional three terrace houses were constructed. The rate books of that year list the 1897 house and stable at no. 51, as occupied by Mathew Hyam. The three adjoining houses between 53 and 57 Cardigan Street were listed as being under construction. All four houses were of eight rooms, and were by then



owned by Griggs.<sup>9</sup> The last reference to a workshop at the site was in 1899, and it appears that this building was replaced by the three houses.<sup>10</sup>

George's Terrace at 59-69~~5~~ Cardigan Street was built for George and Robert levers, sons of William levers, in 1906. William levers was a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. He was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George's) in Carlton. A memorial to him was erected by his son George in Argyle Place, and two small streets (Ievers Terrace and Ievers Place) and a park (Ievers Reserve) bear his name. An 1880s terrace row at 50-56 Cardigan Street was named 'Mary's Terrace', after Ievers' wife of nearly 50 years.<sup>11</sup> George Ievers was prominent in carrying on his family's legacy, establishing the charitable William and Mary Ievers Trust, and filled his father's seat in the Melbourne City Council after William's death in 1901. A statue of George Ievers is located at the intersection of Gatehouse Street and The Avenue, Parkville.<sup>12</sup>

The site had previously been occupied by a row of six small wood and brick houses at what was then 59-69 Cardigan Street.<sup>13</sup> In June 1905, a notice of intent to build was lodged with the City of Melbourne for the construction of four two-storey houses. The architect was listed as C H Richardson and the builder was G Fraser of Northcote.<sup>14</sup> The completed, but unoccupied, houses were listed in the 1906 rate books as brick houses of 9 rooms with a NAV of £52.<sup>15</sup>

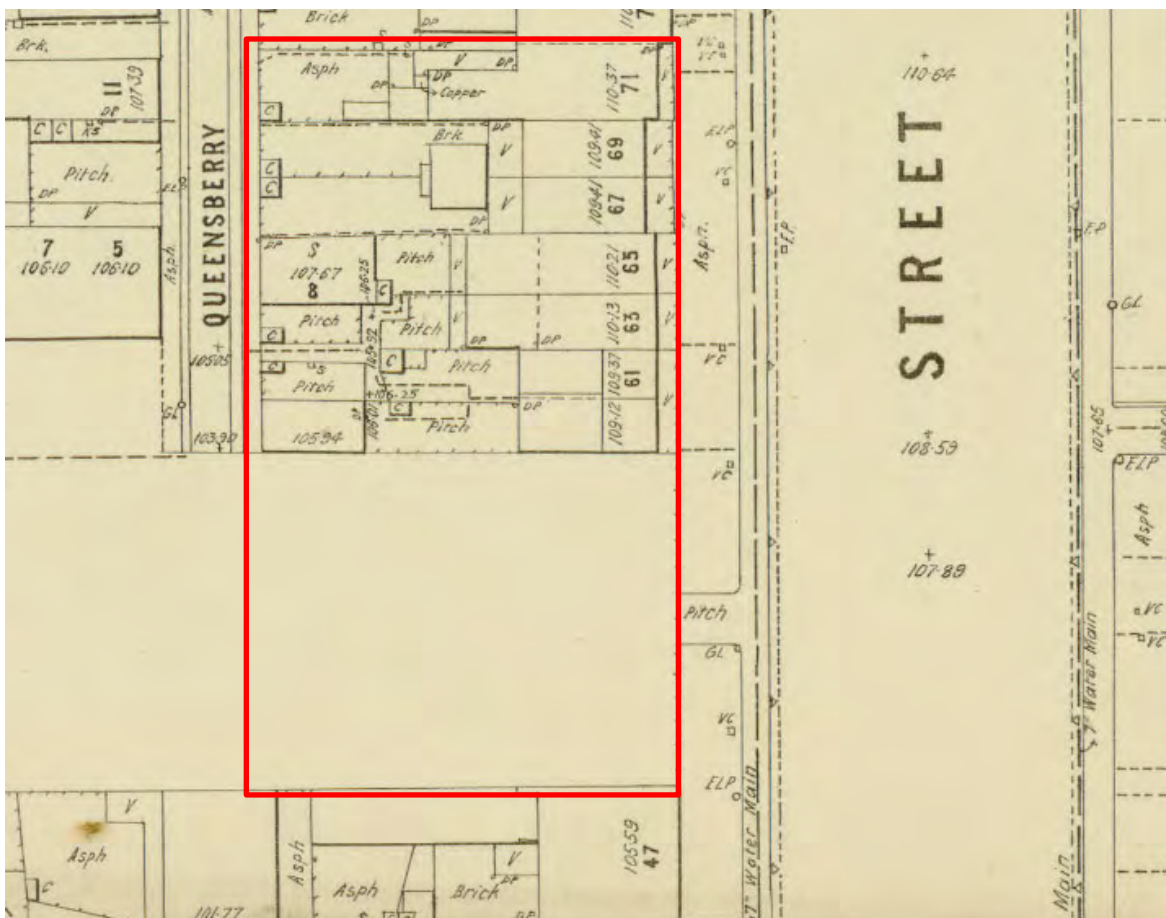


Figure 2 MMBW detail plan nos 1179 and 1180, 1896. Subject site indicated. Only 71 Cardigan Street (at top) survives of the dwellings shown here, with the others later replaced.

Source: State Library of Victoria



Figure 3 George's Terrace, 59-69<sup>5</sup> Cardigan St, John T Collins, photographer, 25 December 1975  
Source: J T Collins Collection, H94.200/44, La Trobe Picture Collection, State Library of Victoria

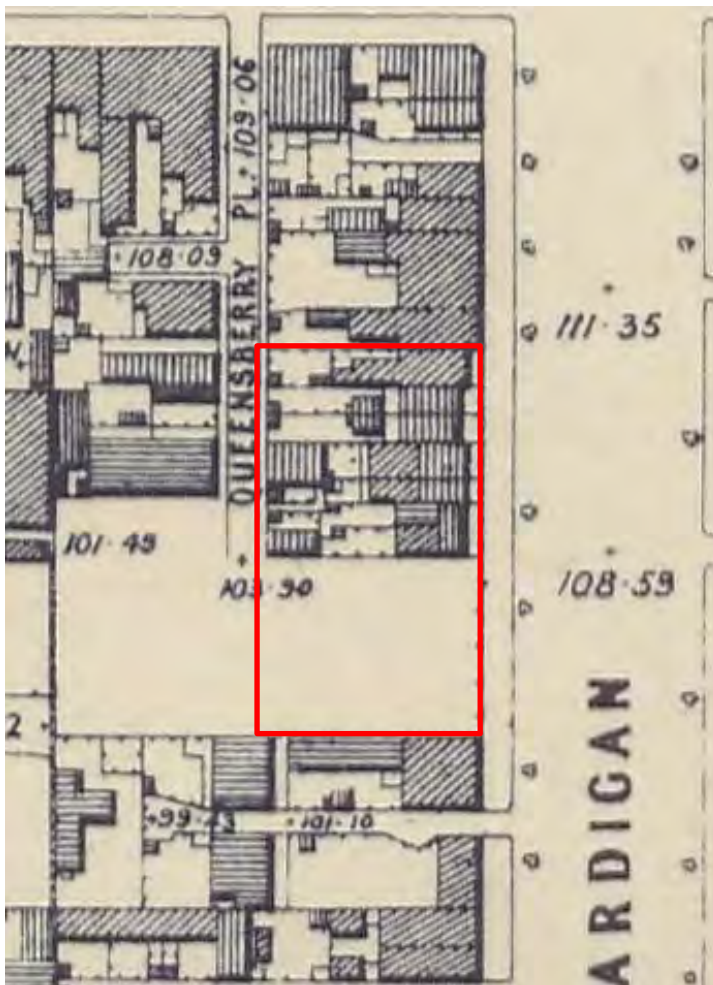


Figure 4 MMBW 160':1" plan no. 30, 1896, with subject site indicated  
Source: State Library of Victoria



## SITE DESCRIPTION

The site comprises three distinct buildings, namely, the arcaded terrace row at nos 51-57 a second row known as George's Terrace at nos 59-69~~5~~ and the two-storey dwelling, Clare House, constructed on the site in c. 1880s. These are discussed separately below (Figure 5).

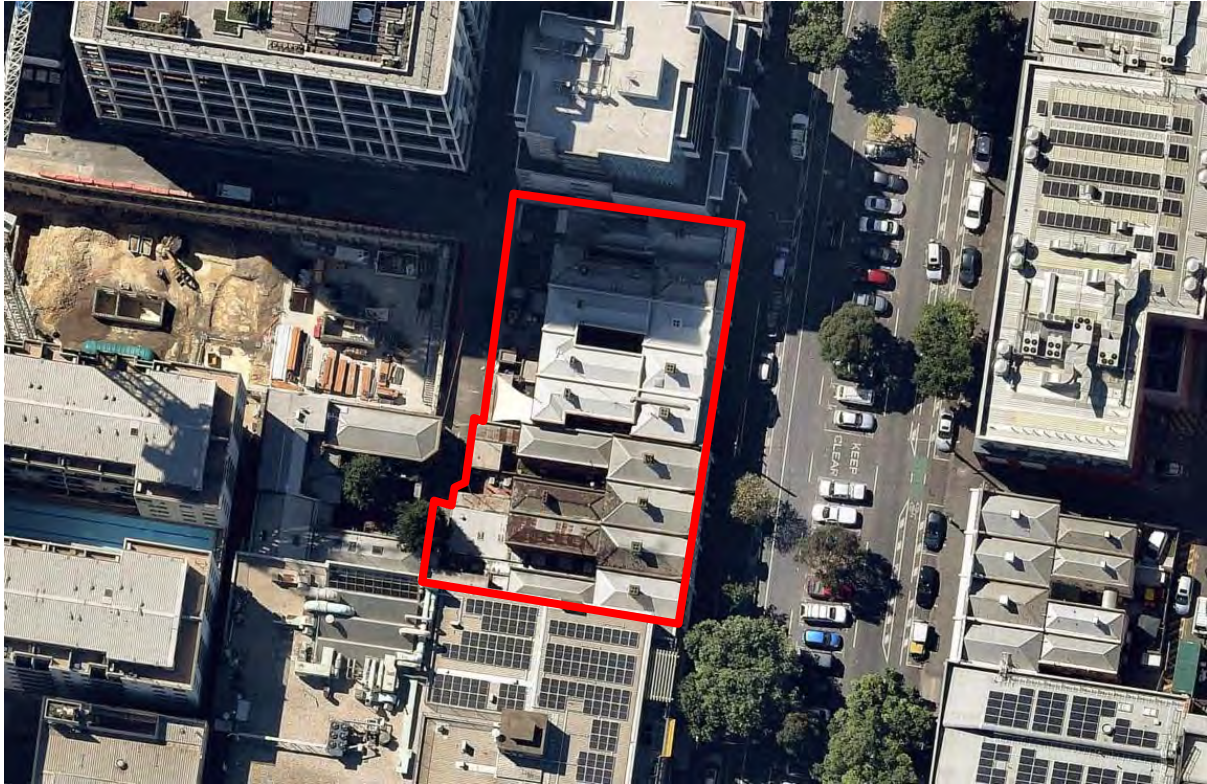


Figure 5 Recent aerial photograph of the subject site  
Source: Nearmap, February 2019

### *Terrace Row, 51-57 Cardigan Street*

The two-storey rendered brick terrace row was constructed in two stages in c. 1897-8 (no.5~~19~~) and c. 1900 (nos ~~5364~~, ~~6355~~, & ~~6557~~) as four, more-or-less identical, attached dwellings. This unusual arrangement appears to have derived from the staged construction discussed above which removed the opportunity for a design extending to the group as a whole and incorporating unifying devices such as a shared central pediment. The first building at no. ~~59-51~~ was designed by W H Webb. It is unclear whether Webb had any direct involvement with nos ~~6153~~, ~~63-55~~ and ~~6557~~.

Each dwelling is defined by wingwalls at site boundaries and party walls and incorporates a two-storey arcaded verandah to the street with a balustraded parapet above. Despite its late Victorian construction date, the building reflects the architectural tastes of 1880s Melbourne with Italianate arcades at both levels to the street and architectural ornament in abundance. At ground floor level, arcades enclose small tiled setback areas. Corinthian Columns at each street boundary support a trio of Roman arches with keystones and floriated spandrel detailing. The front door and paired segmental-arch-headed windows to each dwelling are enhanced by architraves and string courses. At first floor level, the arcades enclose small balcony areas. Balustrades to the street incorporates plinths to short columns supporting upper level arcades that reiterate the expression of those below. Above, a cornice incorporates dentils and a floriated frieze at parapet level. The uppermost elements in the composition - a central pediment device to each dwelling's parapet - is particularly bold, flanked by short pilasters supporting a curving pediment device and incorporating a signage panel. Urns, orbs or other



decorative elements at parapet level have been removed although their connecting rods survive in some location. The liberal application of decorative moldings to wingwalls, balustrades, window and doors combine to create an uncommon richness of applied detail.

The building is unusually intact to its original state with original external ornament (apart from parapet urns) in place throughout. Cast iron palisade fences and gates survive as does tessellated tiling to front setback areas. Original fenestration and joinery survive throughout - including some front doors.

*George's Terrace, 59-69~~5~~ Cardigan Street*

George's Terrace comprises a row of four, two-storey dwellings constructed in 1906 to designs by Architect, C H Richardson. Its expression is more austere than its neighbour to the south, incorrectly suggesting an earlier construction date. It is a straightforward terrace row in rendered brick. Dwellings retain original double-storey verandahs between wingwalls that extend to the property boundary to create small tiled setbacks. Each verandah incorporates a cast iron column at its centre and lacework friezes and balustrades. Verandah roofs adopt a convex profile. Original cast iron palisade fences and gates extend along the street boundaries. Original paired timber-framed double-hung sash windows at ground floor level survive. Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although original chimneys survive. Ornamentation to the group is generally understated with decorative brackets to wingwalls, urns to the parapet but few other enhancements. The key architectural feature takes the form of a triangular pediment device raised above the parapet incorporating the name 'George's Terrace' in a signage panel in the entablature. The arrangement is crowned with a modest acroterion and flanked by scrolls.



Figure 6 Upper façade, 51 Cardigan Street, Carlton

*Clare House, 71 Cardigan Street*

Constructed in 1886, Clare House is the earliest building in the group. Its design anticipated many of the architectural features and embellishments later employed at George's Terrace to the south. It survives as a

straightforward, two-storey dwelling in rendered brick retaining its original double-storey verandah. Wingwalls extend to the property boundary to create a small tiled setback at ground floor level and balcony above. The verandah incorporates central cast iron columns at ground and first floor levels which rise to lacework friezes. The verandah roof adopts a concave profile. An original cast iron palisade fence survives although its gate has been removed. Cast iron balustrades to the first floor balcony also survive. A timber-framed, double-hung sash window at ground floor level survives with original fixed side lights intact. Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although its original chimneys survive. As at George's terrace, ornamentation is generally understated with decorative brackets and vermiculated panels to wingwalls but few other enhancements. Again, the key architectural interest derives from a curved pediment device raised above the parapet incorporating the name 'Clare House' in a signage panel. The arrangement is flanked by scrolls. Examination from the street suggests that a crowning element has been lost.



Figure 7 No. 65 Cardigan Street, Clare House at no. 71 Cardigan Street and part of the substantial new development at nos 73-81 Cardigan Street Carlton

## INTEGRITY

All three buildings in the group including the terrace row at 51-57 Cardigan Street, George's Terrace at 59-69~~5~~ Cardigan Street and Clare House, at 71 have each been altered to a modest extent. However the integrity of the group remains high.

## COMPARATIVE ANALYSIS

The subject group is unusual within the study area comprising two rows of terrace housing and a single detached dwelling which are buildings of individual note and collectively form a substantially intact remnant streetscape.

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.<sup>16</sup> Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.<sup>17</sup> The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.<sup>16</sup> During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. In addition to the two subject residential rows that comprise HO28, the following examples are located within the current study area and are included in the HO.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167, Figure 8)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 9)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 10)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 11)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 12)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)
- 18-22 Cardigan Street (1874, HO35, Figure 15)

Buildings in this group form largely-intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms

of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development.

Goad & Tibbetts note,

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fences as well as for decorative brackets or valences.

The subject terrace rows at nos 51-57 Cardigan Street and George's Terrace at 59-69~~5~~ Cardigan Street, and those at 18-22 and 50-6 Cardigan Street and 272-278 Faraday Street retain cast iron verandahs and detailing that is representative of developments of this type. These buildings are distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these buildings survives and examples of this typology are, relatively speaking, reasonably rare.

The buildings at 51-71 Cardigan Street form a short representative streetscape including two terrace rows and a modest villa, which collectively illustrate the architectural variety of early Carlton. The terrace row at nos 51-57 Cardigan Street, is unusual as an attached sequence of identical two-storey dwellings rather than a terrace row per se. While this may not have been a design decision, it produced an unusual variant on the terrace row form which speaks to the ad hoc nature of early development in Carlton as discussed in the Thematic Environmental History. This development, in conjunction with the neighbouring George's Terrace are both handsome buildings which illustrates the extent to which design practices of the 1880s retained their currency into the 1890s and beyond. Clare House at 71 Cardigan Street is somewhat different insofar as it is a straightforward two storey detached residence. However it survives as an important element within the group.

The terrace row at nos 51-57, George's Terrace at nos. 59-69~~5~~ were constructed to designs by WH Webb. C H Richardson and respectively. From 1888 Webb worked as an architect in practice with his two sons.<sup>18</sup> His work largely comprised suburban shops and dwellings in North and West Melbourne. Larger projects include a laundry in North Melbourne (1890) a group of ten houses and shops in Abbotsford Street North Melbourne (1891) and a coach factory for J C Morrison in Carlton (1911-12). His activities appear to have ended around WWI. A limited review suggests that his work generally was conservative and somewhat backward-looking. It appears that WH Webb is unrelated to the notable architect Charles Webb. His works at nos 51-57 Cardigan Street exemplifies the capable execution of a style which had by 1906 been long-established. The double arcaded composition is typical of designs of the 1880s; this particular example incorporating the unusually elaborate decoration that typified Boom era (later 1880s) design. While the group at 51-57 Cardigan Street may represent one of the largest commissions undertaken by Webb, it not seen to be a key work of an innovative or important architectural practitioner.

Less is known of the C H Richardson. He has received some recognition for his own house in a Federation mode in Canterbury Road, Canterbury constructed between 1905 and 1910 but appears to have produced little else of architectural note. He is listed as an architect in the Sands and McDougall Directories only between 1910-1914. With the creation of the Architects Registration Board in 1923, he registered and remained active until 1938<sup>19</sup> but appears to have produced no distinguishing work. As with Webb on the site to the south, Richardson's work at George's Terrace sought to recreate an architectural expression that had been popular in the 1870s and 1880s. Again, it not seen to be a key work of a notable architect. Both buildings are prominent features of the



Cardigan Street precinct and a typical example of a building typology which is a distinctive feature of historic Carlton. However, neither is an early example or one that that informs the catalogue of a notable architect.



Figure 8 Cobden Terrace, Fitzroy (H0152-8)  
Source: Victorian Heritage Database



Figure 9 Royal Terrace, Fitzroy (H0172)  
Source: Victorian Heritage Database



Figure 10 Holcombe Terrace, Carlton (HO1)  
Source: Victorian Heritage Database



Figure 11 Royal Terrace, 272-278 Faraday Street, Carlton (HO56) Source: Lovell Chen



Figure 12 Russell Terrace, 68-72 Victoria Street (HO118)  
Source: Lovell Chen



Figure 13 101-111 Cardigan Street, Carlton (HO30)  
Source: Lovell Chen



Figure 14 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)  
Source: Lovell Chen



Figure 15 18-22 Cardigan Street  
Source: Lovell Chen

**ASSESSMENT AGAINST CRITERIA**


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<b>Yes</b>	<b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).
	<b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	<b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
	<b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
<b>Yes</b>	<b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	<b>CRITERION G</b> Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
	<b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT

Terrace Row, George's Terrace and Clare House, ~~the~~ terrace rows and dwellings at nos 51-57 Cardigan Street and nos 59-69~~5~~ Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are significant.

### HOW IT IS SIGNIFICANT

Terrace Row, George's Terrace and Clare House ~~The terrace rows~~ at nos 51-57 Cardigan Street and nos 59-69~~5~~ Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, are of local historical and aesthetic significance.

### WHY IT IS SIGNIFICANT

Terrace Row, George's Terrace and Clare House ~~The terrace rows, dwellings and house~~ at 51-71 Cardigan Street, Carlton, are of historical significance (Criterion A). The buildings were variously constructed in the mid-1880s through to the early 1900s. As such they demonstrate aspects of terrace house and residential development in Carlton from the affluent Boom period, through the more subdued 1890s and into the early twentieth century. They also speak to the ongoing popularity of the suburb in this historic period, and its continued development and evolution. The earliest of the buildings is the 1886 Clare House, built for owner James Coughlin; it is also the only building of the group to be constructed before the mid-1890s. This lapse in localised building activity is demonstrative of a wider economic downturn which affected Melbourne, and indeed Victoria, in the early 1890s and following the heady 1880s Boom. The four terrace houses at 51-57 Cardigan Street were built in two stages, with a single dwelling at no. 51 completed in 1897-98 and the three additional terraces in 1900. Again, within this historic row, the stop-start building activity of the 1890s is writ large. The last to be built in 1906 was George's Terrace at 59-69~~5~~ Cardigan Street, for George and Robert levers, sons of local identity, real estate agent and City of Melbourne councillor William levers. George was also a prominent local, who too became a Melbourne City Councillor.

Terrace Row, George's Terrace and Clare House at 51-71 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). The group is unusual within the study area in comprising two rows of substantially externally intact terrace housing and a single detached dwelling which are buildings of individual note, illustrate the architectural variety of historic Carlton and collectively form a substantially intact remnant streetscape, with a strong and complementary streetscape presence. The dwellings variously retain Italianate detailing; prominent parapets with pediments; cast iron verandahs and lacework; a double-arcaded composition supported by elaborate decoration; and original iron palisade fences, all of which are representative of developments of this type. The dwellings are also distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they nevertheless evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne.



## RECOMMENDATIONS

Combine HO27 and HO28, amend the Heritage Overlay mapping, and retain as an individual Heritage Overlay.

## MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

## REFERENCES

See endnotes.

## PREVIOUS STUDIES

**Carlton Conservation  
Study, 1984**

Nigel Lewis and Associates

## ENDNOTES

- 1 *Sands & McDougall* directory, 1873
- 2 City of Melbourne, rate books, Volume 24: 1885, Smith Ward, rate nos 1041A and 1042, VPRS 5708/P9, Public Record Office Victoria.
- 3 City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate no. 1043, VPRS 5708/P9, Public Record Office Victoria.
- 4 Melbourne City Council, notice of intent to build, no. 1971, 1 February 1886, via Miles Lewis, Australian Architectural Index, record no. 79145, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 2 October 2018.
- 5 City of Melbourne, rate books, Volume 26: 1887, Smith Ward, rate no. 1030, VPRS 5708/P9, Public Record Office Victoria.
- 6 Melbourne City Council, notice of intent to build, no. 6799, 13 October 1896, via Miles Lewis, Australian Architectural Index, record no. 79806, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 1 October 2018.
- 7 Melbourne City Council, notice of intent to build, no. 7689, 16 October 1899, via Miles Lewis, Australian Architectural Index, record no. 79852, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 1 October 2018.

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- 8 City of Melbourne, rate books, Volume 33: 1897, Smith Ward, rate no. 930, VPRS 5708/P9, Public Record Office Victoria.
- 9 City of Melbourne, rate books, Volume 36: 1900, Smith Ward, rate nos 886-889, VPRS 5708/P9, Public Record Office Victoria.
- 10 City of Melbourne, rate books, Volume 35: 1899, Smith Ward, rate no. 905, VPRS 5708/P9, Public Record Office Victoria.
- 11 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.
- 12 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 2 October 2018.
- 13 City of Melbourne, rate books, Volume 33: 1897, Smith Ward, rate nos 931-936, VPRS 5708/P9, Public Record Office Victoria.
- 14 Melbourne City Council, notice of intent to build, no. 9626, 1 June 1905, via Miles Lewis, Australian Architectural Index, record no. 80018, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 1 October 2018.
- 15 City of Melbourne, rate books, Volume 42: 1906, Smith Ward, rate nos 860-863, VPRS 5708/P9, Public Record Office Victoria.
- 16 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 17 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannell Flower Press, Mullumbimby, NSW. 1997, pp. 49-52.
- 18 Julie Willis Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, p.757.
- 19 Architects Registration Board of Victoria, Summary of registration files Series P1 and P2 held at Victorian Public Records Office.

<b>SITE NAME</b>	<u>83-87 CARDIGAN STREET, CARLTON SHOPS AND RESIDENCES</u>
<b>STREET ADDRESS</b>	83 CARDIGAN STREET, 85 CARDIGAN STREET AND 87 CARDIGAN STREET, CARLTON
<b>PROPERTY ID</b>	101590, 101591, 101562



QUEENSBERRY STREET



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
<b>PREVIOUS GRADE</b>	C2	<b>HERITAGE OVERLAY</b>	H029
<b>PROPOSED CATEGORY</b>	SIGNIFICANT	<b>PLACE TYPE</b>	SHOPS, RESIDENCES
<b>DESIGNER / ARCHITECT / ARTIST:</b>	N/A	<b>BUILDER:</b>	JAMES MCINDOE RICHARD SPOTT
<b>DESIGN PERIOD:</b>	VICTORIAN PERIOD (1851-1901)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1900 1903

**THEMES**

HISTORICAL THEMES	DOMINANT SUB-THEMES
5. BUILDING VICTORIA'S INDUSTRIES AND WORKFORCE	5.3 MARKETING AND RETAILING
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS
	6.7 MAKING HOMES FOR VICTORIANS

**RECOMMENDATIONS**

Retain as an individual Heritage Overlay

Extent of overlay: detailed below at Figure 1.

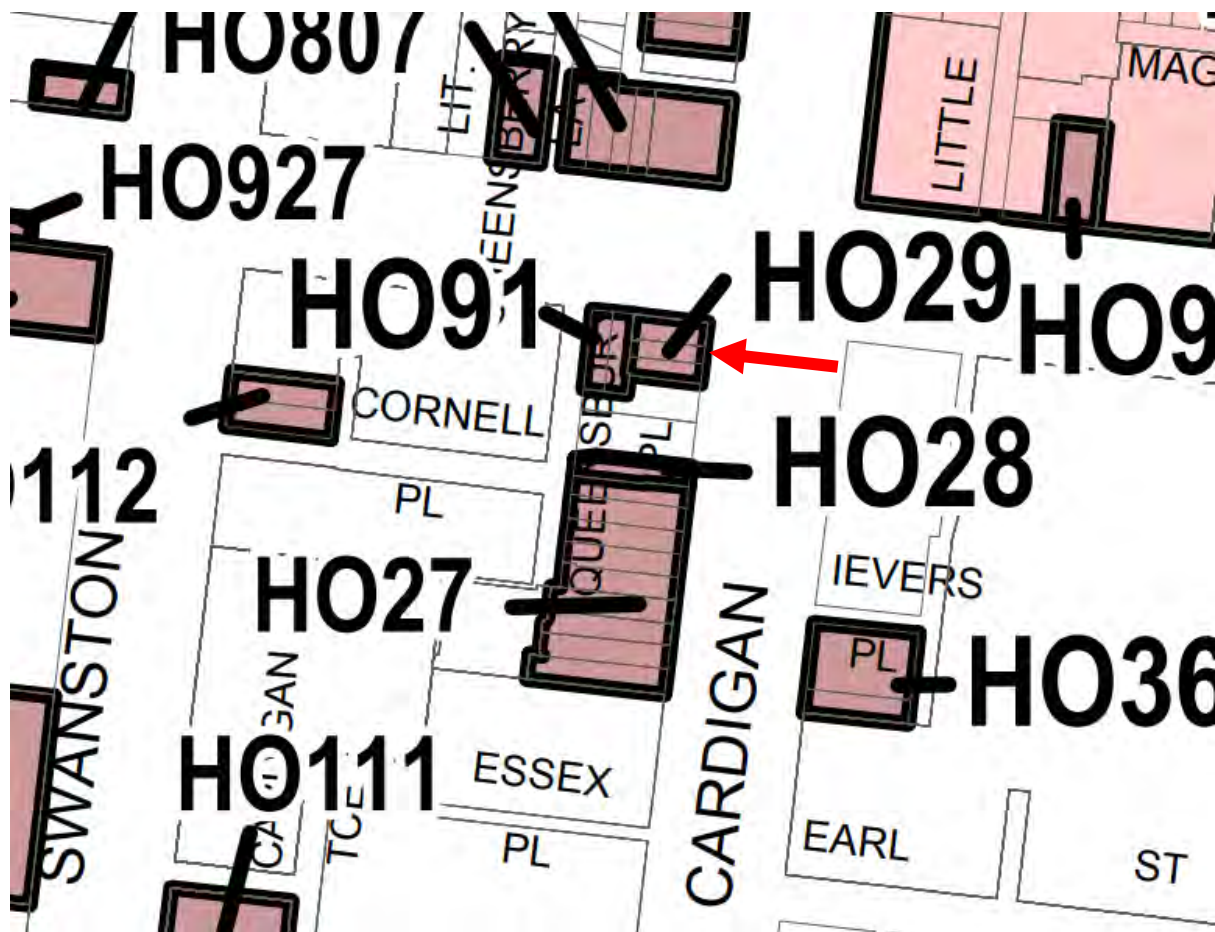


Figure 1 Detail of HO Map no. 5 with the subject site indicated  
Source: Melbourne Planning Scheme

**SUMMARY**

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s of rendered masonry construction, are of historical and aesthetic significance. The group has a high degree of external intactness and integrity, and reads as a cohesive group of three building components.

## HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.<sup>1</sup> The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, in the nineteenth century, a number of small retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops servicing the immediate surrounding area.

## SITE HISTORY

The shop and residences at 83-87 Cardigan Street, Carlton were built in stages in the early 1900s.

In the nineteenth century, the site was occupied by timber buildings, including a single storey shop occupied by a furniture dealer to the corner of Cardigan and Queensberry streets (Figure 2). These buildings can be seen in the Melbourne Metropolitan Board of Works (MMBW) plans of the mid-1890s at Figure 3 and Figure 4 which show the buildings as having a smaller footprint than the existing buildings. The buildings to the west, at what was then 123-125 Queensberry Street, now 133-135 Queensberry Street, were also constructed of timber.

By the late 1890s, the site bound on three sides by Cardigan Street, Queensberry Street and Queensberry Place was owned by Alice Mills who replaced the timber buildings with more substantial brick structures.<sup>2</sup> In November 1899, Mills submitted a notice of intent to build to the City of Melbourne for the construction of a four-room house on Cardigan Street, to the south of Queensberry Street. This was the two-storey building at 83 Cardigan Street, which was completed in 1900, and while no architect was recorded, the building contractor was listed as a James McIndoe of Curtain Street.<sup>3</sup> That year the building was described in the municipal rate books as a five, not four, room brick house valued at a net annual value (NAV) of £22.<sup>4</sup>

In September 1901, Mills advised the council of the construction of the pair of brick houses at 133-135 Queensberry Street (now the subject site). In November 1902, an additional notice of intent was submitted for two shops and dwellings at the corner of Cardigan and Queensberry streets. The building at 85 and 87 Cardigan Street was constructed by Richard Sprott, with no architect recorded.<sup>5</sup> The 1904 rate books describe the completed buildings as a brick house at no. 85 valued at a NAV of £24 and a brick shop at no. 87 was valued at NAV £46.<sup>6</sup> The corner shop was occupied by butcher William Whitfield.<sup>7</sup>

The Queensberry Street elevation of the buildings can be seen in a 1927 oblique aerial photograph (Figure 5). In this view, a separate entry to 87 Cardigan Street from Queensberry Street is evident. Whitfield continued to occupy the corner shop and residence until his death in the mid-1930s.<sup>8</sup> Following his death it emerged in numerous newspaper reports that he had 'secretly' married the previous year, but had not included his new wife in his will.<sup>9</sup> Although it appears to have continued as a butcher's premises during the mid-twentieth century, in the 1960s and 1970s, no. 87 was occupied by a hairdresser. Both nos 83 and 85 remained listed as residential in the directories through the twentieth century.<sup>10</sup> The corner shop has been used as a café for much of the twenty-first century.





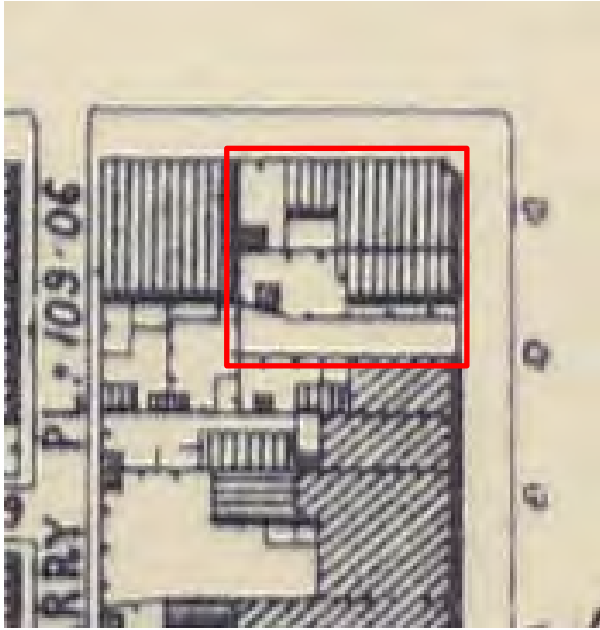


Figure 4 MMBW 160 feet to 1-inch plan, 1896, with subject site indicated. The vertical hatching indicates the buildings are constructed of timber  
Source: State Library of Victoria



Figure 5 Oblique aerial view south over Carlton, with buildings at corner of Cardigan and Queensberry streets visible, 1927  
Source: Airspy collection, H2501, State Library of Victoria

## SITE DESCRIPTION

The two-storey group at 83-5 Cardigan Street comprise two residences and a shop at the intersection of Cardigan and Queensberry streets (Figure 6). The southernmost section of the group, to Cardigan Street, was constructed as a residence in 1900. Two additional shops and associated dwellings at the corner of Cardigan and Queensberry streets, were added in 1903. In terms of its architectural expression, the group is reasonably backward-looking, or 'old-fashioned' at the time of its construction, drawing inspiration from simple buildings



constructed before the Boom of the 1880s. Nonetheless, the works have been undertaken in a consistent style and the buildings read as a coherent and contemporary group.



Figure 6 Recent aerial photograph of the subject site  
Source: Nearmap, February 2019



Figure 7 Northern façade of no. 87 Cardigan Street, Carlton  
Source: Lovell Chen



The earliest building in the group, the early dwelling at no. 83 Cardigan Street, comprises a simple, two-storey residence in rendered masonry constructed to the street boundary. It incorporates straightforward fenestration consisting of a window and doorway at ground floor level and a central window at first floor level. Original door and window joinery largely survives throughout. While it was constructed before and independently of its neighbours to the north, its design incorporates rendered detailing - notably quoins to its southern end and an unusual frieze at first floor level - that would be 'completed' by the construction of the northern sections of the building. The parapet incorporates a central semi-circular pediment flanked by scrolls and incorporating the building's '1900' construction date in raised lettering.

To its north, the slightly later works adopt a similar form and expression. The two-storey shop to the corner takes a canted form with an entrance presenting to the intersection. Unusually, the wall above the entry incorporates no window or signage panel presenting a, more or less, blank wall to the intersection. The sides of the canted bay incorporate rendered quoins reflecting those to the southern end of the building. At parapet level, a second semi-circular pediment device presents to the intersection. This contains no date or signage - although this may have been removed. At ground floor level, the tall entrance bay is flanked by large shop windows which appear to be substantially unchanged from their appearance in 1927 (Figure 5). Original windows to a simple sliding sash design survive at first floor level. A residence at first floor level was accessed from an entry in Cardigan Street which retains original joinery. As second shop, to the west of the corner store, is more straightforward. It comprises simple, two-storey premises, originally with a residence above, constructed to the street boundary. As with the rest of the group, it is finished in rendered masonry. It incorporates straightforward fenestration consisting of a shopfront window and doorway at ground floor level and a pair of windows at first floor level. Original window joinery largely survives throughout although a modern door has been fitted at ground floor level. It is largely devoid of decorative detail incorporating quoins at its western end and a simple parapet.



Figure 8 Nos 83-87 Cardigan Street; Cardigan Street façade (at left); Queensberry Street facade (at right)  
Source: Lovell Chen

## INTEGRITY

A large verandah to the intersection visible in the image at Figure 5 has been removed, the building has been overpainted and some alterations to windows have occurred. Otherwise, the building survives in a high state of integrity.

## COMPARATIVE ANALYSIS

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its crossroads, in the nineteenth century, a number of smaller retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops servicing the immediate area.

*Sands & McDougall* directories indicate that a number of groupings of service retailers had been established across the suburb by the early 1860s. The commercial thoroughfares appear to be well established along the north-south and east-west streets by this time, with Cardigan, Madeline (Swanston) and Leicester streets populated by numerous shops. This is possibly due to these streets' proximity to Elizabeth Street, which was the start of main route north from Melbourne and was already an established commercial street. Cardigan Street had a mixture of businesses including at least seven grocers, hairdressers, watchmaker, chemist, butcher, tailor and a hay and corn dealer. As a main east-west thoroughfare, Queensberry Street likewise had a diverse range of small retailers, including chemist, green grocers, photographer, butcher, baker and bootmaker.<sup>11</sup> Commercial precincts subsequently developed in Barkly and Lygon streets with a number of shops and hotels located around the intersection of Canning, Faraday and Barkly streets. The shorter or secondary streets tended to have food related shops, catering to the surrounding residences.

In terms of their form, the subject buildings are typical of historic retail development in Carlton. Sited strategically at the intersection of two busy streets, the building group demonstrates typical characteristics of early shops with attached residences. The premises are of two-storeys with a canted corner entry with large display windows to street frontages. Modest dwellings with separate entries are provided above the retail spaces. Shops of this kind were constructed in large numbers in Melbourne's inner suburbs through the later nineteenth century. The subject group, which dates from the early 1900s, is a reasonably late example of this kind of development. The shops were developed with a view to the sale of specific goods; the corner shop was occupied by butcher, William Whitfield, for over thirty years. However, it subsequently moved towards general trade, later serving as a milk bar, which was the more typical course of retail outlets of this kind.

A number of similar examples survive within Carlton, including within the Carlton Precinct HO1. The gradings of these buildings varies.

Some broadly comparable buildings in Carlton, which incorporated residences above or adjoining the commercial/retail use, include:

- 86-92 Queensberry Street, Carlton (HO1, Figure 9)
- 832 Swanston Street, Carlton (HO1, Figure 10)
- 76 Palmerston Street, Carlton (HO1, Figure 11)
- 30 Canning Street, Carlton (HO1, Figure 12)
- 52 Faraday Street, Carlton (HO1, Figure 13)
- 68 Barkly Street, Carlton (HO1, Figure 14)
- 332 Cardigan Street, Carlton (HO1, Figure 15)



Figure 9 86-92 Queensberry Street, Carlton (HO1)  
Source: Google Streetview



Figure 10 832 Swanston Street, Carlton (HO1)  
Source: Google Streetview



Figure 11 76 Palmerston Street, Carlton (HO1)  
Source: Google Streetview



Figure 12 30 Canning Street, Carlton (HO1)  
Source: Google Streetview



Figure 13 52 Faraday Street, Carlton (HO1)  
Source: Google Streetview



Figure 14 68 Barkly Street, Carlton (HO1)  
Source: Google Streetview





Figure 15 332 Cardigan Street, Carlton (HO1)  
Source: Google Streetview

## ASSESSMENT AGAINST CRITERIA

Yes	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p><b>CRITERION D</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p>
Yes	<p><b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p>
	<p><b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p>
	<p><b>CRITERION G</b> Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p>
	<p><b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are significant.

### HOW IT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are of local historical and aesthetic significance.

### WHY IT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, are of historical significance (Criterion A). The group of buildings, historically comprising residences and shops concentrated to the intersection of Cardigan and Queensberry streets, was constructed in stages between 1900 and 1904 by Alice Mills. The group replaced a suite of earlier and smaller timber buildings, following a local pattern whereby the early rudimentary buildings of Carlton were replaced over time with more substantial masonry structures. The

incorporation of residences into the commercial/retail buildings was also common, again emphasising an early and established local pattern. Notably, this combination of residential and commercial uses has continued within the group through to the present. The location of the group, at the corner of Cardigan and Queensberry streets, is also reflective of the historical situation whereby a number of smaller retail centres developed around Carlton in the nineteenth century, and were not just concentrated in Lygon Street and its crossroads. This was typical of nineteenth century urban development, with small collections of shops servicing their immediate areas.

The rendered masonry shops and residences at 83-87 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). Architecturally, the group has a simple form and expression, and limited detailing, drawing inspiration from simple buildings constructed before the Boom of the 1880s. Nevertheless, the staged construction achieved a consistent style and a high degree of visual uniformity, with the buildings reading as a coherent group with a 'completed' appearance. Of interest is the central semi-circular pediment incorporating the '1900' construction date for the earliest building in the group, at no. 83 Cardigan Street. The slightly later corner building repeated the semi-circular pediment device, although no date in raised lettering survives, if in fact it was included. The group is also noted for its approach to the prominent corner location, with the splayed entrance another element of the design which harked back to earlier times in Carlton.

## RECOMMENDATIONS

Retain as an individual Heritage Overlay.

### MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

## REFERENCES

See endnotes.

**PREVIOUS STUDIES**

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**Carlton Conservation  
Study, 1984**Nigel Lewis and Associates

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**ENDNOTES**

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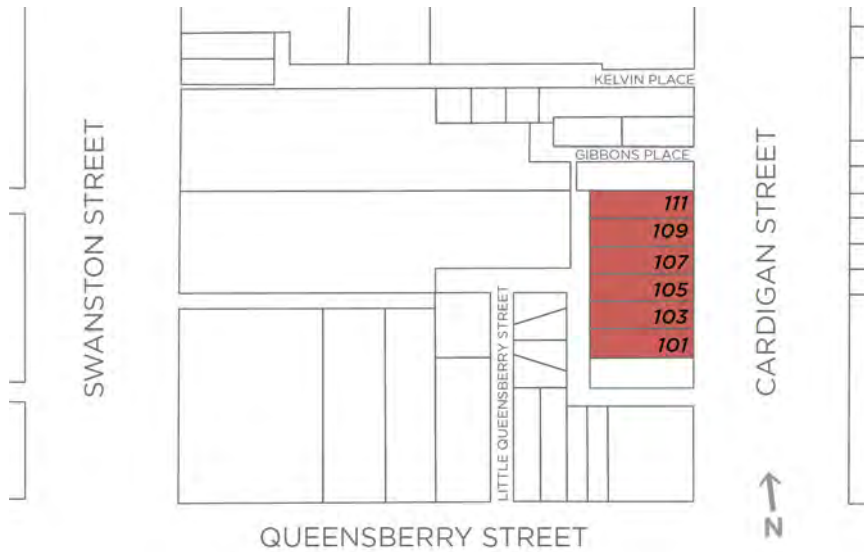
- 1 *Sands & McDougall* directory, 1873.
- 2 City of Melbourne, rate books, Volume 35: 1899, Smith Ward, rate nos 917-919 and 2453-5454, VPRS 5708/P9, Public Record Office Victoria.
- 3 Melbourne City Council, notice of intent to build, no. 7709, 8 November 1899, via Miles Lewis Index, record no. 79853, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 25 September 2018.
- 4 City of Melbourne, rate books, Volume 36: 1900, Smith Ward, rate no. 901, VPRS 5708/P9, Public Record Office Victoria.
- 5 Melbourne City Council, notices of intent to build, no. 8404, 26 September 1901, record no. 8404 and no. 8862, 18 November 1902, record no. 79853, Miles Lewis Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 25 September 2018.
- 6 City of Melbourne, rate books, Volume 40: 1904, Smith Ward, rate nos. 880-881, VPRS 5708/P9, Public Record Office Victoria.
- 7 *Sands & McDougall* directory, 1905.
- 8 *Sands & McDougall* directory, 1905, 1935.
- 9 *Age*, 3 October 1936, p. 24; *Argus*, 31 October 1936, p. 26.
- 10 *Sands & McDougall* directory, 1945, 1950, 1960, 1974.
- 11 *Sands & McDougall* directory, 1862.



**SITE NAME** 101-111 CARDIGAN STREET, CARLTON RESIDENTIAL TERRACE ROW

**STREET ADDRESS** 101 CARDIGAN STREET, 103 CARDIGAN STREET, 105 CARDIGAN STREET, 107 CARDIGAN STREET, 109 CARDIGAN STREET AND 111 CARDIGAN STREET, CARLTON

**PROPERTY ID** 101595, 101596, 101597, 101598, 101599, 101600



**SURVEY DATE:** SEPTEMBER 2018

**SURVEY BY:** LOVELL CHEN

**PREVIOUS GRADE** C2

**HERITAGE OVERLAY** HO30

**PROPOSED CATEGORY** SIGNIFICANT

**PLACE TYPE** RESIDENTIAL TERRACE ROW

**DESIGNER / ARCHITECT / ARTIST:** NOT KNOWN

**BUILDER:** NOT KNOWN

**DESIGN PERIOD:** VICTORIAN PERIOD (1851-1901)

**DATE OF CREATION / MAJOR CONSTRUCTION:** 1857-8, 1890s

**THEMES**

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS
	6.7 MAKING HOMES FOR VICTORIANS

**RECOMMENDATIONS**

Retain as an individual Heritage Overlay.

**Extent of overlay:** The existing extent of overlay is indicated at Figure 1.

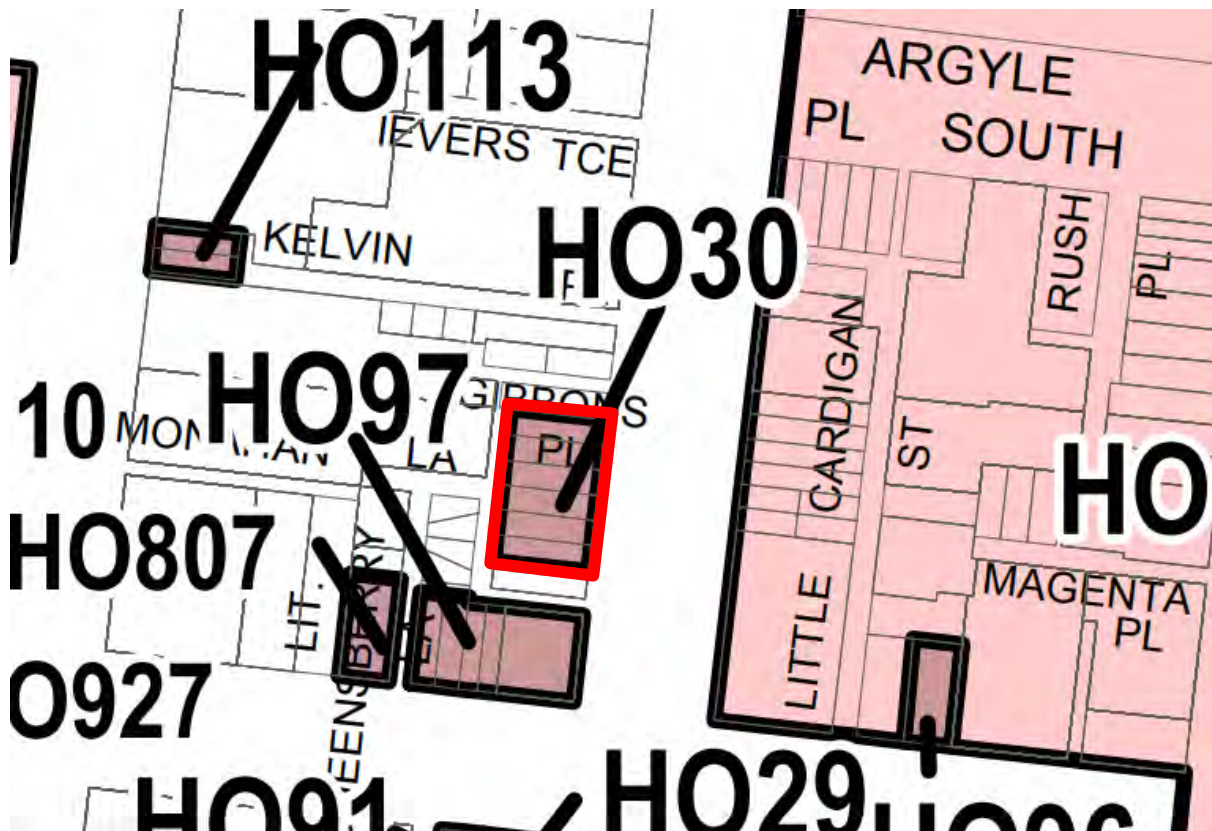


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO30)  
Source: Melbourne Planning Scheme

**SUMMARY**

The terrace row of six attached, two-storey rendered Victorian dwellings at 101-111 Cardigan Street, Carlton, dates from 1857-8, with later works of the 1890s. It is of local historical (including rarity) and aesthetic significance, and unusually while retaining its early Georgian character (despite the Victorian date), it also demonstrates a later Italianate remodelling of note.

**HISTORICAL CONTEXT**

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a

substantially developed residential suburb, with a mix of grand terraces and small workers cottages.<sup>1</sup> The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

## SITE HISTORY

The row of six terrace houses at 101-111 Cardigan Street was originally constructed, it is believed in stages in 1857-8, for owner Patrick Costello.

The site was surveyed as Crown allotments 1 and 2 of Section 23 of Carlton, Parish of Melbourne North (Figure 2). Patrick Costello purchased allotment 1, at the corner of Queensberry and Cardigan streets in 1853, and the allotment to the north in 1854.<sup>2</sup>

As noted in the *Australian Dictionary of Biography*, Costello had arrived in Melbourne from Ireland in 1841 as an assisted migrant, establishing himself as a building contractor, as well as holding the licence for two hotels in the city. His fortunes improved significantly during the gold rush period, and he became involved in property, residing in a large residence in Drummond Street, Carlton. He became a Melbourne City councillor in 1855, and was elected to the seat of North Melbourne in the Legislative Assembly in 1861. After organising voter fraud in the seat of Mornington, he was expelled from parliament and imprisoned for 12 months. Following his release, he continued as a contractor, although his business suffered as a result of his incarceration and he was declared insolvent in 1863. His fortunes had recovered by the late nineteenth century, and he was elected to the North Melbourne City Council in the 1890s. His great-great grandson is former federal treasurer, Peter Costello.<sup>3</sup>

Although notice of intent to build has been identified for the terrace row on Cardigan Street, it appears that construction commenced in 1857. In that year Costello called for tenders for stone foundations of three houses, for 'a quantity of good bricks', and for the services of a carpenter.<sup>4</sup> The call for labour for the foundations for three houses suggests the row was constructed in stages. A number of the houses were complete by early 1858 when Costello advertised to let two houses (nos 3 and 4) in Victoria Terrace, as the row was known.<sup>5</sup> The houses at nos 5 and 6 were available in April, as was no. 2 in July.<sup>6</sup>

The houses are described in the 1862 rate books as four rooms with kitchen and room over, constructed of brick and valued at a net annual value (NAV) of £52.<sup>7</sup> The kitchen and room over is likely a small rear wing, with the four main rooms comprising the front section. This configuration was typical of the 'two-up/two-down' terraced houses introduced to London in the 1630s,<sup>8</sup> and which became a trademark of Georgian architecture through the eighteenth century. The typology reached mass popularity in the mid-nineteenth century when increased migration to British urban areas<sup>9</sup> required large numbers of cheap houses to accommodate increased populations.

Two of the houses are noted as 'empty', and the numerous advertisements placed in newspapers by Costello in the late 1850s and early 1860s suggest he had some trouble finding tenants. Victoria Terrace was fully tenanted by 1863, when it remained in Costello's ownership.<sup>10</sup> However, an indication of Costello's financial issues, ownership of the terrace had changed by the mid-1860s, with James Quirk listed in the rate books of 1866.<sup>11</sup> The terrace formed part of Costello's insolvency auction, and were described as:

Victoria Terrace, Cardigan Street, Carlton, having a frontage of 106 ft by a depth of 67 ft 6 in, with a right of way to the rear, on which are erected six brick two-storey cottages, for £2,425.<sup>12</sup>

The terrace remained as a leasing property through much of the nineteenth century, and by 1880 an agent 'Cass' was listed as the owner in the rate books.<sup>13</sup> The terrace was also known in the 1880s and 1890s as San Francisco or Francisco Terrace.<sup>14</sup> The row can be seen in a distant view from the Exhibition Building roof, in a photograph taken in the c. early 1880s (Figure 3). The building in this view has unpainted brickwork with a slate roof, and multipaned glass windows with stone lintels and sills. The 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan shows the footprint of the building, with each house including a small wing to the rear, and pitched yards (Figure 4).

The 1880s photograph shows the six houses with the same facades. Today, the central pair of dwellings is enlivened by Italianate detailing. The precise date of these works has not been established although it is likely that they date from c. 1890s. These changes to the terrace, however, are evident in an oblique aerial photograph of 1927 (Figure 5), including the elevated parapets to the central houses and the additions to the rear wings of the outer houses.

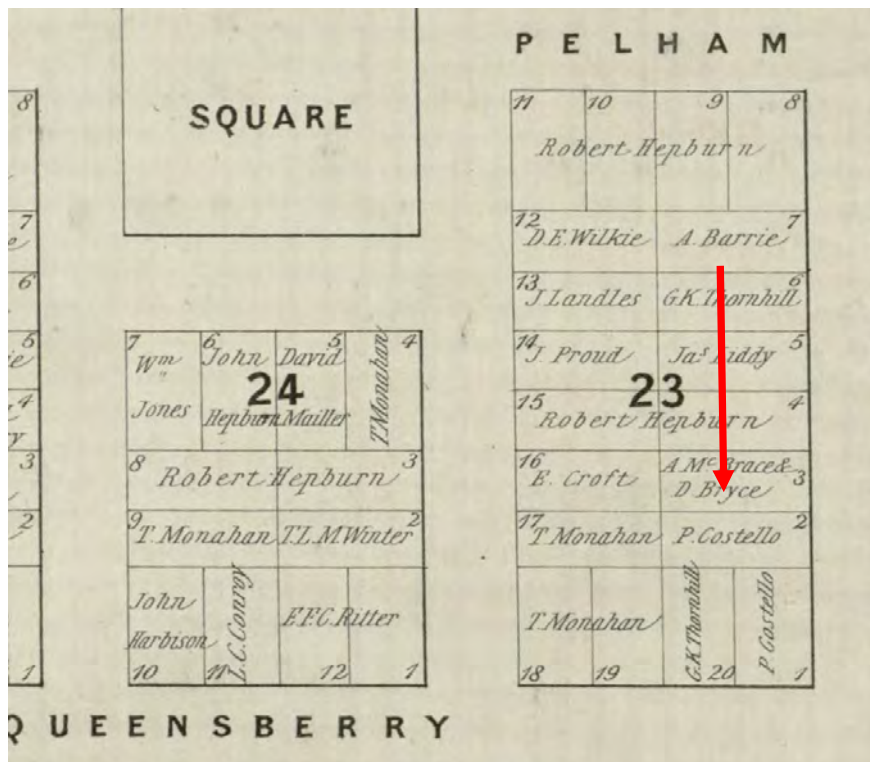


Figure 2 Detail of 'Plan of allotments at Carlton, Jika', 1864, with Patrick Costello's properties indicated  
Source: Department of Lands & Survey, State Library of Victoria





Figure 3 Distant view of terrace row, taken from roof of Exhibition Building, c. early 1880s  
Source: Unknown photographer, H4570, State Library of Victoria

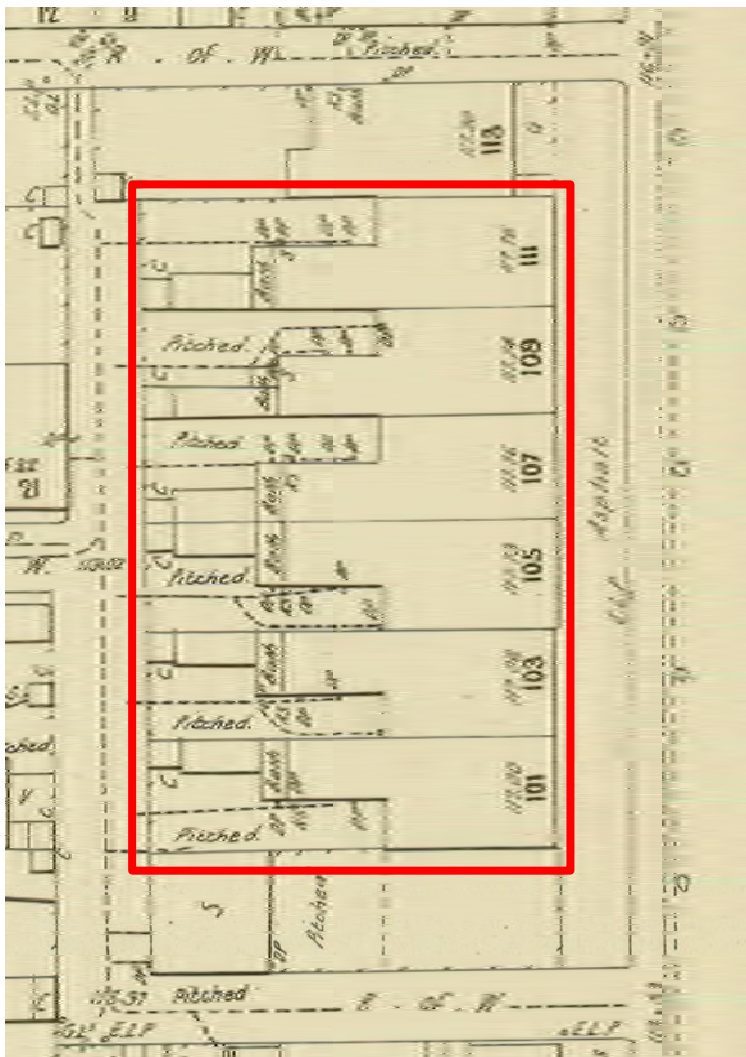


Figure 4 MMBW detail plan no. 1178, 1896, with subject site indicated  
Source: State Library of Victoria



Figure 5 Airspy oblique view of Carlton, looking toward Melbourne, 1927, with subject building indicated  
Source: Airspy, H2501, State Library of Victoria

## SITE DESCRIPTION

The former Victoria Terrace comprises a row of six terrace houses constructed in stages in 1857-8, with later remodelling works of the 1890s (Figure 6).

The dwellings originally comprised two rooms at ground floor and two at first floor level with a further kitchen and a room above situated in a wing to the rear. The group was constructed of brick with rendered detailing. Facades to Cardigan Street were austere with simple punched openings for doors and windows. Render was limited to an unornamented cornice and parapet to windows heads. A door and small window opening were provided at ground floor level. Two more window openings were provided at first floor level.

The image at Figure 3 shows the joinery at first floor level comprising sliding sashes with multipaned windows in each sash. Ground floor windows presumably incorporated similar arrangements. These have typically been altered or replaced with sashes providing a single glazed panel. The ground floor window opening at no. 101 was enlarged and a new window introduced in the twentieth century. Openings to entries survive although doors and framing have typically been altered. Some original dentillated transoms above doors remain in place.

Unusually, the two central dwellings in the group were remodelled in c. 1890s to provide a Renaissance Revival centrepiece to the Georgian character of the group. This was achieved principally through the construction of a brickwork skin to the Cardigan Street façades of nos 105 and 107 and the application of rendered details to the newly-created facades. Moldings suggesting shallow wingwalls were introduced at party walls. Ground floor window openings were enlarged, and barley sugar columns introduced in the reveals. Similar decorative works were undertaken at first floor windows although the modest dimensions of the openings were not altered. Acanthus-leaf string courses integrating hood moldings at windows were applied at ground and first floor levels. At parapet level a dentillated cornice was constructed incorporating a triangular pediment capped with anthemions and flanked by scrolls. Simple orbs were introduced at either end of the parapet above the wingwalls. Broadly speaking, all of these elements survive in good condition. The rendered facades to the balance of the group are likely to derive from the same suite of works.





Figure 6 Recent aerial photograph of the subject site  
Source: Nearmap, February 2019

### INTEGRITY

The substantial changes to the building made in c. 1890s have materially altered the original 1857-8 presentation and expression of the group. However the remodelled facades to nos 105 and 107 are of considerable age and contribute to the developmental history of the building. More broadly, the group was rendered as part of the c. 1890s works but has since been overpainted. This has frequently been carried out in contrasting colours emphasising the individual dwellings at the expense of the group. Window joinery has typically been altered in reasonably modest ways and new front doors and other joinery have been introduced. The former Victoria Terrace is a building which survives in a state of high integrity to its c. 1890s state but continues to usefully illustrate earlier building practice in Carlton.



Figure 7 Remodelled facades at nos 105-107 Cardigan Street (at left); 101-111 Cardigan Street viewed from the north

### COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.<sup>15</sup> Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.<sup>16</sup>

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.<sup>[6]</sup> During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later, private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.



The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace* (Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. Similar examples survive in nearby suburbs such as East Melbourne and Parkville although few terrace rows survive in the CBD. The following examples (with two exceptions) are located within the current study area and are included in the HO:

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 8)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 9)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 10)
- 51-65 Cardigan Street, Carlton (1896-1900, HO27, Figure 11)
- Russell Terrace, 68-72 Victoria Street, Carlton (c.1871, HO118, Figure 12)
- 18-22 Cardigan Street (1874, HO35, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)
- Georges Terrace, 59-69 Cardigan Street (1905-6, HO27, Figure 15)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 16)

Buildings in this group generally form intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

Very early terrace rows at nos 101-111 Cardigan Street (1857-8, HO30) and Russell Terrace, 68-72 Victoria Street (c. 1871, Figure 12, HO118) take the form of rendered masonry buildings with little architectural adornment. Their architectural expression reflects their pre-Boom construction predating the proliferation of cast iron verandahs and florid rendered detail of the following decade. While somewhat altered, particularly in the case of the subject building, their early expression remains legible and the groups continue to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north. In conjunction with other terrace rows in this locale, they demonstrate the evolution of the terrace row as it became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in the inner suburbs, a relatively small proportion of the original stock of these buildings - particularly those pre-dating the Boom of the 1880s - survives and intact examples of this typology are, relatively speaking, rare.

While Victoria Terrace at nos 101-111 Cardigan Street was constructed in 1857-8 (with later remodelling), and Russell Terrace at nos 68-72 Victoria Street is substantially younger, dating from c. 1871, the two terrace rows are broadly comparable in that their Georgian character remains legible despite later changes. The earliest sections of the subject building remain legible as a survivor of early Carlton and embody, at least to its southern and northernmost dwellings, an architectural expression which disappeared during the 1880s Boom. However,

the remodelled facades at nos 105-107 Cardigan Street, adopt a more Italianate expression and illustrate the changes in architectural thought and fashion occurring through the 1880s. This mode of adaptation in which central elements have been altered, to create an ornamental centrepiece, is considered rare. Consequently, the terrace row at 101-111 Cardigan Street, survives as an unusual but instructive group. It informs an understanding of the development both of the area and of the development of the terrace type as a response to the pressure for accommodation on the City fringes while also illustrating the rapidly evolving tastes of late Victorian Melbourne.



Figure 8 Cobden Terrace, Fitzroy (H0152-8)  
Source: Victorian Heritage Database



Figure 9 Royal Terrace, Fitzroy (H0172)  
Source: Victorian Heritage Database



Figure 10 Holcombe Terrace, Carlton (HO1)  
Source: Victorian Heritage Database



Figure 11 51-65 Cardigan Street, Carlton (HO27)  
Source: Lovell Chen



Figure 12 Russell Terrace, 68-72 Victoria Street, Carlton (HO118)  
Source: Lovell Chen



Figure 13 18-22 Cardigan Street, Carlton (HO35)  
Source: Lovell Chen





Figure 14 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)  
Source: Victorian Heritage Database



Figure 15 George's Terrace, 59-65 Cardigan Street, Carlton (HO27)  
Source: Lovell Chen



Figure 16 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)  
Source: Lovell Chen

**ASSESSMENT AGAINST CRITERIA**

<b>Yes</b>	<p><b>CRITERION A</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p>
<b>Yes</b>	<p><b>CRITERION B</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p><b>CRITERION C</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p><b>CRITERION D</b></p>

	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Yes	<b>CRITERION E</b> Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	<b>CRITERION F</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	<b>CRITERION G</b> Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
	<b>CRITERION H</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT

The terrace row of six attached, two-storey Victorian dwellings at 101-111 Cardigan Street, Carlton, which dates from 1857-8, with 1890s works, is significant.

### HOW IT IS SIGNIFICANT

The terrace row at 101-111 Cardigan Street, Carlton, is of local historical (including rarity) and aesthetic significance.

### WHY IT IS SIGNIFICANT

The terrace row at 101-111 Cardigan Street, Carlton, built in stages in 1857-8 for owner, Patrick Costello, and later remodelled, is of historical significance (Criterion A) The row is associated with Costello who, after arriving from Ireland in 1841, had a colourful career in nineteenth century Melbourne being, respectively, a building contractor, hotel licensee, property developer, Melbourne City councillor, member of the Victorian Legislative Assembly, convicted criminal, bankrupt, and recovering in the late century to become a North Melbourne City Councillor. His great-great grandson is former Federal treasurer, Peter Costello. The terrace row is also significant for demonstrating the translation to Melbourne of the traditional 'two-up/two-down' terrace, as introduced to London in the 1630s and becoming a trademark of Georgian architecture through the eighteenth century. The row's construction in the 1850s is additionally associated with the very earliest phase of development in Carlton and is a rare remnant of the early terrace type which developed in response to the pressure for accommodation on the fringe of the city (Criterion B). That pressure was particularly strong in 1850s Melbourne, with a booming Gold Rush population.

The terrace row is also of aesthetic significance (Criterion E). While originally constructed of face brick with rendered detailing, and austere Georgian facades to Cardigan Street with simple punched openings for doors and windows, a remodelling of the group in the 1890s transformed its appearance, particularly that of the central pair. This included rendering over the entire group and, unusually and rarely, altering the two central dwellings to present as a more elaborately detailed Renaissance Revival centrepiece to the Georgian row. The

terrace survives in a state of high integrity to its c. 1890s state but continues, also, to illustrate its very early origins. The southern and northern ends of the row still demonstrate an architectural expression which disappeared during the 1880s Boom. Conversely, the remodelled facades of the central pair illustrate the changes in architectural thought and fashion occurring through the 1880s. Consequently, the terrace row survives as an unusual but instructive group. It informs both an understanding of the development of this area of Carlton in the 1850s, while also illustrating the rapidly evolving tastes of late Victorian Melbourne.

## RECOMMENDATIONS

Retain as an individual Heritage Overlay.

### MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

## REFERENCES

See endnotes.

## PREVIOUS STUDIES

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**Carlton Conservation  
Study, 1984**

Nigel Lewis and Associates

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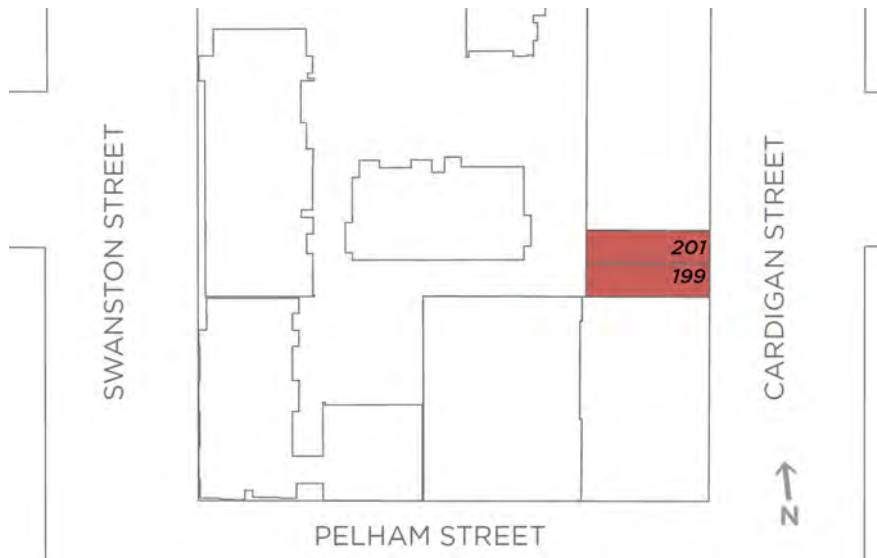
## ENDNOTES

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- <sup>1</sup> *Sands & McDougall* directory, 1873.
- <sup>2</sup> Parish plan, Carlton at Jika Jika, Melbourne Sheet 6, M314 (M), Department of Lands & Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- <sup>3</sup> Geoff Browne and Jackie Cunningham, 'Costello, Patrick (1824–1896)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/costello-patrick-12861/text23223>, published first in hardcopy 2005, accessed online 5 October 2018.
- <sup>4</sup> *Age*, 8 August 1857, p.7, 28 August 1857, p. 1 and 12 September 1857, p. 1.
- <sup>5</sup> *Argus*, 22 March 1858, p. 8. The row was referred to as Victoria Terrace in a number of editions of the *Sands & McDougall* directory, including in 1870.
- <sup>6</sup> *Argus*, 14 April 1858, p. 8 and *Age*, 10 July 1858, p. 3.
- <sup>7</sup> City of Melbourne, rate books, Volume 2: 1862, Smith Ward, rate nos 1042-1047, VPRS 5708/P9, Public Record Office Victoria.
- <sup>8</sup> A Ravetz & R Turkington 2013, *The Place of Home: English Domestic Environments, 1914-2000*, 2013, p. 61.
- <sup>9</sup> David Eveleigh, *Victorian & Edwardian Services*, (Houses) 1850-1914, [http://fet.uwe.ac.uk/conweb/house\\_ages/services/section1.htm](http://fet.uwe.ac.uk/conweb/house_ages/services/section1.htm), accessed on 15 October 2018.
- <sup>10</sup> City of Melbourne, rate books, Volume 3: 1863, Smith Ward, rate nos 886-891, VPRS 5708/P9, Public Record Office Victoria.
- <sup>11</sup> City of Melbourne, rate books, Volume 5: 1866, Smith Ward, rate nos 936-941, VPRS 5708/P9, Public Record Office Victoria.
- <sup>12</sup> *Argus*, 16 July 1864, p. 4.
- <sup>13</sup> City of Melbourne, rate books, Volume 19: 1880, Smith Ward, rate nos 1095-1099, VPRS 5708/P9, Public Record Office Victoria.
- <sup>14</sup> *Sands & McDougall* directory, 1885, 1890, 1895.
- <sup>15</sup> George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- <sup>16</sup> Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.



<b>SITE NAME</b>	<u>199-201 CARDIGAN STREET, CARLTON PAIR OF DWELLINGS</u>
<b>STREET ADDRESS</b>	199 CARDIGAN STREET AND 201 CARDIGAN STREET, CARLTON, VIC 3053
<b>PROPERTY ID</b>	505263 AND 505264



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: ANITA BRADY	
<b>PREVIOUS GRADE</b>	N/A	<b>HERITAGE OVERLAY</b>	HO32
<b>PROPOSED CATEGORY</b>	SIGNIFICANT	<b>PLACE TYPE</b>	PAIR OF DWELLINGS
<b>DESIGNER / ARCHITECT / ARTIST:</b>	NOT KNOWN	<b>BUILDER:</b>	A GOLDMAN
<b>DESIGN PERIOD:</b>	FEDERATION/EDWARDIAN PERIOD (1902-C.1918)	<b>DATE OF CREATION / MAJOR CONSTRUCTION:</b>	1900-1919