

Melbourne Planning Scheme Amendment C396

Heritage Category Conversion

**Statement of heritage evidence for
Amendment C396 Planning Panel**

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Prepared by Anita Brady

Instructed by

Melbourne City Council

Prepared for

Melbourne City Council

Statement of Qualifications and Experience, and Declaration

Authorship

This statement has been prepared by Ms Anita Brady, Director, Anita Brady Heritage, PO Box 1108, Collingwood, 3066.

Qualifications and Experience

I hold a Master of Arts (Public History) from Monash University, and a Bachelor of Arts (Hons) from the University of Melbourne. I have been involved in cultural heritage practice and management for over 30 years in both the public and private sectors. I commenced my career in c.1990 with the (then) Department of Conservation Forests and Lands, working on heritage places on public land, reserves, state forests and in National and State Parks.

This early experience evolved to include heritage appraisals of private and government owned properties, assessments of works and development related impacts on heritage places, and strategic planning and policy development for heritage places. While employed at Heritage Victoria for four years, I was the principal author of the Victorian Heritage Strategy (May 2000), and Secretary to the Heritage Council's Policy and Protocols Committee. I have also published on cultural heritage matters.

I was employed by Lovell Chen (formerly Allom Lovell & Associates) from June 2001 until September 2018; was promoted to Associate Director in 2005 and Principal Heritage in 2017.

During my time at Lovell Chen, I was responsible for leading multi-disciplinary teams with expertise in architecture, history, archaeology and planning. I undertook numerous heritage assessments and appraisals of properties, heritage impacts assessments, authored reports on heritage matters for planning panels, prepared expert witness statements, and gave evidence before planning appeals tribunals (including VCAT). I also managed municipal heritage studies, gaps studies and reviews for local Government authorities, including the municipalities of Boroondara, Yarra, Yarra Ranges, Greater Bendigo, Port Phillip and Melbourne.

I was involved in the preparation of numerous conservation management plans, analyses and reports, for very diverse heritage places in Victoria and Australia. These places included private dwellings, Department of Defence and Australia Post properties, industrial heritage complexes, sports grounds and stadiums, large cultural landscape areas, and World Heritage Listed places such as the Royal Exhibition Building and Carlton Gardens and convict sites in Tasmania and Western Australia. I was also responsible for preparation of planning permit exemptions, to be Incorporated Plans, for the Cities of Yarra and Maribyrnong; and for a recent review of property gradings, precinct statements of significance and local heritage policies for the City of Melbourne.

Since leaving Lovell Chen, I have continued in heritage practice as a sole trader. This has included providing advice on heritage controls to owners of heritage properties; assisting in obtaining statutory approvals for places subject to heritage controls; and appearing as a heritage expert before planning panels and planning appeals tribunals. I have been engaged by the City of Yarra on a regular basis to provide an independent assessment of planning applications received by that Council. I have also undertaken peer reviews of heritage studies and gap studies for municipalities, including the Cities of Yarra, Stonnington and Glen Eira; and have appeared as an expert at planning panels for heritage amendments for Yarra and Stonnington.

Instructions

My formal instructions on this matter comprised correspondence from the City of Melbourne, dated 8 October 2021. The correspondence referred to my involvement in this C396 Panel hearing, including preparing and presenting expert evidence at the hearing, and asked that I review the relevant documentation. The latter included (not all documents are listed individually):

- Report, minutes and resolutions from meetings of the Future Melbourne Committee of Melbourne City Council (two meetings of 16 March 2021 and 7 September 2021).
- Exhibited amendment documents.
- Interactive map, summary table of properties affected by C396 and compilation of existing Heritage Overlay maps and amendment maps.
- Submissions 1-18 inclusive to C396.

The correspondence also requested that I express my opinions about the heritage aspects of C396 including with regard to the Victorian Planning Practice Note 1, Applying the Heritage Overlay (August 2018); address and explain how the recognised heritage criteria and definitions of significant, contributory and non-contributory in Clause 22.04 (Heritage Places in the Capital City Zone) and Clause 22.05 (Heritage Places outside the Capital City Zone) were used in this heritage category conversion work; and consider and respond to the heritage issues raised in submissions.

Clarification of authorship

Anita Brady, of Anita Brady Heritage, is the author of this statement of heritage evidence, and the opinions expressed in this statement are my own.

However, the part of the heritage category conversion work for C396 (as set out below), was undertaken by Lovell Chen Pty Ltd and Anita Brady Heritage, with Lovell Chen the lead consultant. Where 'Lovell Chen' is referred to below this generally refers to the heritage consultant team of Lovell Chen Pty Ltd and Anita Brady Heritage. Where Anita Brady was independently or separately involved, as in preparing this statement of evidence, this is identified.

Libby Blamey and John Statham of Lovell Chen were also involved in the C396 heritage work, and in preparing the Amendment documentation.

Involvement in Amendment C258

This work for C396, involving the conversion of property gradings or categories, was largely based on and preceded by earlier heritage work for the City of Melbourne by Lovell Chen, as per C258. The scope of this earlier work, including the methodology employed, is outlined below at Section 2.0. The latter outline also draws on the C258 Methodology Report (October 2015) and the statement of heritage evidence prepared by Anita Brady for the C258 Planning Panel (July 2018).

Involvement in Amendment C396

The focus of this statement of heritage evidence, is substantially the work undertaken for C396 by Lovell Chen and Anita Brady Heritage.

The consultant team was engaged by Council in August 2020 to commence the part of the heritage category conversion work. The project was named by Council as 'Amendment C396 Heritage category conversion for properties not converted through Amendment C258' and is generally referred to here as the heritage category conversion work. Most properties in Melbourne's Heritage Overlay were converted from the previous grading system to the new category system through C258. C396 seeks to finalise this conversion work.

The scope of Lovell Chen's C396 work, and the methodology employed, is set out below at Section 3.0.

C396 was on public exhibition from 20 May to 25 June 2021.

The exhibited C396 documents included:

- Methodology Report Amendment C396 Heritage Category Conversion, March 2021
- Spreadsheet of Places Subject to the Heritage Category Conversion, March 2021

- Statements of significance for places graded D under the previous grading system, with an existing individual Heritage Overlay control, March 2021; and a statement of significance for 47-55, 59, 69 Westbourne Road Precinct, Kensington (HO868, referred to below as the Westbourne Road Precinct), an existing precinct which is recommended to be extended

Following exhibition, the statements of significance were updated to include comparative analyses, as was the Methodology Report albeit mainly to reflect the updates to the Statements.

Accordingly, the material I have referred to in preparing this evidence statement includes the documentation identified in dot point form above under 'Instructions' and the following documents updated in July 2021:

- Methodology Report Amendment C396 Heritage Category Conversion (Lovell Chen, July 2021, copy attached to this statement as Attachment A and generally referred to here as the Methodology Report).
- Spreadsheet of Places Subject to the Heritage Category Conversion (Lovell Chen, March 2021, copy attached to this statement as Attachment B and generally referred to here as the Spreadsheet of Places).
- Statements of significance for places graded D under the previous grading system, with an existing individual Heritage Overlay control; and a statement of significance for HO868 Westbourne Road Precinct, an existing precinct in Kensington recommended to be extended (Lovell Chen, July 2021, and generally referred to here as the statements of significance).

Note also that some of the heritage category conversion work was implemented by Council based on a direct conversion of gradings exercise and did not specifically involve Lovell Chen. This is explained below at Section 2.1, and is based on the agreed methodology, as per C258.

Summary of Opinion

It is my opinion that the heritage work undertaken for C396, addressed in this statement of heritage evidence, and documented in this statement and the Methodology Report is consistent - in approach, methodology, content, use of assessment criteria, and format - with the Victorian Planning Practice Note 1, Applying the Heritage Overlay (August 2018).

I support the existing or revised heritage gradings/categories as documented and explained (where required) in the Spreadsheet of Places; and any related recommendations in the Spreadsheet including those relating to Heritage Overlay controls.

I also support the heritage significance as documented in the individual place statements of significance and the Westbourne Road Precinct (HO868) statement of significance; and any related recommendations including those relating to Heritage Overlay controls.

Declaration

In submitting this statement, I declare that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Anita Brady

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1.0 Introduction

1. My involvement in the heritage work which supports C396 is outlined above, including reference to the earlier C258.
2. Given that the methodology which was largely employed in this current heritage category conversion work was initially adopted in C258, an overview of the scope of the C258 heritage grading conversion work, and of its methodology, is included below at Section 2.0.
3. A summary of the work undertaken for C396 follows at Section 3.0.
4. This is further followed by reference, and responses to, the submissions made in relation to the exhibited C396 documentation, at Section 4.0.

2.0 Amendment C258

5. C258 incorporated several discrete heritage projects, including updating the (then) local heritage policies at Clause 22.04 Heritage Places within the Capital City Zone and Clause 22.05 Heritage Places outside the Capital City Zone (CCZ); preparing statements of significance for specific heritage precincts outside the CCZ; devising definitions for the new gradings of significant, contributory and non-contributory heritage places; and converting the heritage gradings of Heritage Overlay places from the (then largely) A to D gradings system¹ to the new and more contemporary gradings system.
6. Existing Level 1 streetscapes were also directly converted to the new grading of significant streetscapes (this is explained below at Section 2.2).
7. The conversion of gradings focused on graded properties in Heritage Overlay precincts in and outside Melbourne's Capital City Zone, and groups of properties which shared a Heritage Overlay number. Individual Heritage Overlay properties were treated as significant.
8. It is noted that the current Clause 22.04 and Clause 22.05 use the term 'category' rather than 'grading' when referring to a heritage place or property.

2.1 C258 conversion of gradings²

9. The C258 conversion of gradings involved the direct conversion of many gradings, an exercise implemented by Council (as per the agreed methodological approach explained and set out below) and the desktop analysis of other gradings by Lovell Chen. While the latter work was mainly desktop based, it also included some limited field work and historical research as required.
10. Lovell Chen undertook a pilot study (or 'sampling exercise') before the direct conversion and desktop work commenced, to test the methodology. This involved select streets in six precincts outside the CCZ, to 'sample' or 'test' the potential for a direct transfer of alphabetical gradings to the new significant and contributory categories. Essentially, the objective was to determine whether the existing A and B graded properties could be directly converted to significant – it was concluded that they could; and whether the C and D graded properties required further desktop analysis to confirm or determine their new grading - it was concluded that most C and some D graded properties, depending on the precinct areas, did require this further analysis.
11. In addition to the pilot study, Lovell Chen was contemporaneously involved in preparing statements of significance for the heritage precincts in Melbourne, as part of C258, which

¹ Note that some very limited properties in Melbourne have E and F gradings, which date to earlier heritage study work.

² This section draws on Lovell Chen's C258 Methodology Report (October 2015) and the evidence statement prepared by Anita Brady for the C258 Panel (July 2018)

involved field work and research into the precincts and their themes and heritage places. Lovell Chen additionally drew on – and brought to this work – a comprehensive knowledge of the municipality, which included an awareness of the historical attribution of the letter gradings in the precincts. There was some variation in the attributions which could largely be explained by the age of the original heritage studies (mostly 1980s and 1990s); the different heritage values and historical characteristics of the study areas; and the different consultants involved in the studies. Some precincts, or areas within precincts, had also been subject to greater economic or other pressures to change and develop heritage places since the original studies were done, and this too had had some impact on the significance of properties.

12. There was also an awareness that the A and B graded properties had, under Melbourne's heritage policy framework, generally been subject to tighter policy constraints in terms of their management and protection. In other words, the A and B graded places had tended to retain more of their original form and valued heritage characteristics which in turn helped to maintain their higher heritage grading.
13. So in short, a combination of the pilot study; the consultant team's extensive experience in the municipality; an awareness of the heritage values and attributes of the precincts; an awareness of the 'hot spots' or areas where more intensive change had occurred; knowledge of the grading system and the gradings approach taken in the older heritage studies; and recognition of the role played by Melbourne's heritage policies in managing graded properties and indeed highly graded streetscapes – all this provided a high level of confidence in undertaking the direct conversion exercise (as implemented by Council) and the desktop analysis (as undertaken by Lovell Chen) of properties in C258 to the new grading categories.

2.1.1 *Direct conversion of gradings (exercise implemented by Council)*

14. Based on the agreed methodology, the exercise of directly converting some property gradings was implemented by Council as follows:
 - **A graded** places were converted to the significant grading in heritage precincts in East Melbourne/Jolimont, South Yarra, Parkville, North and West Melbourne, Carlton and the CCZ (there were no A graded places in Kensington).
 - **B graded** places were converted to the significant grading in heritage precincts in East Melbourne/Jolimont, South Yarra, Parkville, Kensington, North and West Melbourne, Carlton and the CCZ.
 - **C graded** places were converted to the contributory grading in heritage precincts in Parkville.
 - **D graded** places were converted to the contributory grading in heritage precincts in East Melbourne/Jolimont, South Yarra and Parkville.
15. The direct conversion of the A and B graded places to the significant grading (or category) is largely explained above and reflects the fact that these properties were recognisably significant and had maintained their historically high grading over a long period.
16. The direct conversion of C graded places to the contributory grading in Parkville, and D graded places in East Melbourne/Jolimont, South Yarra and Parkville was also based on a recognition that these properties were of a lesser order of significance than the A and B graded places in the same precincts and assessed in the same heritage studies. Again, the experience outlined above informed this approach, and was confirmed in the pilot study.
17. This approach and methodology to the direct conversion of gradings was carried over to C396.

2.1.2 Desktop analysis of gradings (Lovell Chen)

18. Based on the agreed methodology the desktop analysis of property gradings by Lovell Chen was undertaken as follows:
 - **C graded** places in heritage precincts in East Melbourne/Jolimont, South Yarra, Kensington, North and West Melbourne, Carlton and the CCZ
 - **D graded** places in Kensington, North and West Melbourne, Carlton and the CCZ.
19. That these places required further analysis by Lovell Chen was largely in recognition of there being instances where the older assessment of heritage value warranted reconsideration. For example, heritage places of the interwar and post-war periods, which were often lowly graded (or not graded at all) in the earlier studies, were generally more highly valued in contemporary heritage practice. There were also early properties, such as those from the 1850s-1870s,³ which were increasingly more highly valued due to recognition of their great age and relative rarity. Other examples of places potentially deserving of a higher-level grading included those with important histories or recognised social values, being attributes which were not necessarily recognised or valued in the earlier studies. There was also a very high number of D graded properties in precincts in Kensington and North and West Melbourne,⁴ with the very high proportion of these properties being somewhat anomalous when compared to other precincts. This again indicated some reconsideration of the grading was warranted.
20. The Lovell Chen desktop analysis was comprehensive and utilised Melbourne's databases and sources on graded properties including the individual Building Identification Forms (BIFs, with old property images) and extracts/citations from earlier heritage studies.
21. The work compared earlier images of properties (such as those from the 1980s/90s in the BIFs) with more recent photographs (such as those included in the i-Heritage database and available on Google Streetview) to understand if changes had occurred to a property which might result in a change of grading. For instance, a building may have been given a lower grading in the 1980s/90s, based on modifications or a poor state of intactness, but was subsequently restored, and accordingly potentially warranted a revised grading. The reverse may also have occurred, potentially justifying a downgrading. Nearmap was also utilised for current and archival aerial images.
22. The work also involved historical research into primary and secondary sources including directories, MMBW plans, historical pictures collections, Trove, rate books, digitised maps and plans, Melbourne's Building Application index, and various sources on Melbourne's architecture. The historical research helped in understanding the early age of some properties, and/or their distinctive history. These findings again informed a reappraisal of the gradings.
23. Field work was undertaken to a limited extent, where the desktop sources did not provide sufficient information on a property. This included where the available visual sources were unclear.
24. As noted, this desktop analysis work was undertaken by Lovell Chen, as per the agreed methodology, with the approach and methodology carried over to C396.

³ For example, in Carlton at the commencement of the C258 work, some 425 properties which dated from the early period of 1850-1875 were C graded.

⁴ Some 1824 properties.

2.2 C258 conversion of streetscapes⁵

25. Prior to C258, streets in heritage precincts in Melbourne were graded Levels 1, 2 and 3, with Level 1 being the highest or most significant streetscape grading. However, in line with the move away from letter gradings for properties, the numerical streetscape gradings were also recommended to be removed with C258, with one exception (see below). This approach was also consistent with bringing Melbourne's heritage gradings system into line with more contemporary systems, where the streets of other municipalities are generally not graded.
26. The exception to this approach related to the existing Level 1 streetscapes. Historically, under heritage policy, these streets were afforded the highest level of protection. For example, higher rear parts of new buildings or additions to properties in these streetscapes were required to be concealed. This had the effect, over time, of ensuring that these streets generally retained their high level of intactness as viewed from the public realm, which in turn reinforced their significant grading or status. On this basis, it was recommended with C258 that these streets be designated as 'significant streetscapes' under the new gradings system, and be referred to as such in the C258 heritage policies.
27. Conversely, the Level 2 and 3 streetscapes were generally less intact, and not designating these as 'significant streetscapes' was consistent with the contemporary treatment of non-grading of streets in other municipalities. In terms of policy consequence, the places in the streets which were not 'significant streetscapes' were still managed and addressed appropriately in the C258 policies.
28. The exercise of directly converting the Level 1 streetscapes to the significant streetscapes category was implemented by Council, as per the agreed methodology. C258 did not involve an assessment of these streetscapes.

2.3 Follow up work to Amendment C258

29. The following matters, arising out of C258, in large part led to – and are included in – this current C396 heritage category conversion work.

2.3.1 *Omitted or incorrect properties*

30. During the course of C258, including during exhibition and the Planning Panel review, it became apparent that a number of heritage places were omitted or incorrectly categorised in the exhibited C258 Heritage Places Inventory. Council subsequently undertook a detailed check of the Inventory, which identified the properties which had been omitted or incorrectly converted. These places were consequently removed from C258 prior to its adoption and gazettal, and many are addressed in C396. The places are identified as 'omitted or incorrect' in the Spreadsheet of Places.

2.3.2 *C graded places in City North*

31. The C258 assessment and conversion of gradings did not apply to C graded places in heritage precincts identified in the (then) recently completed City North Heritage Review (RBA Architects, 2013). These C graded places were recommended by the consultants involved in the City North Heritage Review to be directly converted to significant (as were the A and B graded places in that study).
32. Following C258, Council determined that the grading or category of the C graded places in precincts in the City North Heritage Review should be the subject of a desktop analysis to be consistent with the C258 methodology. This current study therefore includes these C graded

⁵ This section draws on Lovell Chen's C258 Methodology Report (October 2015) and the evidence statement prepared by Anita Brady for the C258 Panel (July 2018)

places in the desktop analysis. The places are identified as 'C in City North Precinct' in the attached Spreadsheet of Places.

2.3.3 D graded places with individual controls

33. Existing D graded properties with individual Heritage Overlay controls which were treated as significant in C258 were also questioned in the C258 process. Following this, Council determined that these individual places should be reviewed. These places were also consequently removed from C258 prior to its adoption and gazettal and have been included in this current C396 study. The places are identified as 'D in individual' in the attached Spreadsheet of Places and were subject (with C396) to a heritage assessment as occurs with a typical conservation study. This is explained in more detail below at Section 3.2.
34. Further explanation of the Spreadsheet, including of the places listed, is also included below at Section 3.3.

3.0 Amendment C396

35. The heritage work undertaken by Lovell Chen for C396 included a desktop analysis of heritage gradings/categories for select heritage places in the City of Melbourne, plus a full conservation study assessment of D graded places with individual Heritage Overlays.
36. For the properties included in C396:
 - As occurred with Amendment C258, Council implemented the direct conversion exercise of the A and B graded places, and some C and D graded places, as per Section 2.1.1 above.
 - As occurred with Amendment C258, Lovell Chen undertook a desktop analysis of the gradings of other places, as per Section 2.1.2 above, including the 'omitted or incorrect' places and the 'C graded places in City North'.
 - Lovell Chen also undertook a full conservation study assessment of D graded places with individual Heritage Overlay controls, as per Section 2.3.3 above.
37. Section 3.3 below additionally clarifies other aspects of the C396 work, with specific reference to the Spreadsheet of Places.

3.1 Methodology Report

38. The Methodology Report for this heritage category conversion work is attached to this statement and is not reproduced in detail here. It is also supplemented by reference to the C258 methodology outlined above, and by additional explanation included below.
39. It is my opinion that the methodology and approach taken for the C396 work is consistent with the Victorian Planning Practice Note 1, Applying the Heritage Overlay (August 2018). It is consistent in terms of how the places have been researched, including the sources used and investigation undertaken; how they have been documented (which varies according to the heritage grading and whether the place is included in a heritage precinct or has an individual Heritage Overlay); how they have been mapped; and how they have been assessed including with reference to heritage assessment criteria and Council's gradings definitions.
40. As identified in the Methodology Report, some limited field work was undertaken for the places subject to the desktop analysis, as per the C258 methodology. This was undertaken where the desktop sources, including Nearmap and Streetview images, were inconclusive as to the current condition or situation of the subject buildings. The location of some buildings, including those sited in laneways and partly concealed in the remote images referred to above, also required field work in order to complete the analysis and confirm the heritage grading.
41. The Methodology Report at Section 1.6 also refers to other recent heritage studies in Carlton (recently finalised) and in South Yarra (underway). Several D graded places with individual

Heritage Overlays in these study areas are also included in C396. The content of Section 1.6 is not reproduced here, save to state that the heritage status of the properties referred to will be resolved through the other studies. The exception is 29-31 Rathdowne Street, Carlton (HO809) which was assessed in the Carlton study as significant, and the place citation (prepared by Lovell Chen for the Carlton study) is included in the C396 documentation.

3.1.1 *Assessing significance*

42. The Methodology Report at Section 3.4 addresses the assessment of significance as undertaken for this study.
43. The assessment overall had regard for relevant heritage assessment criteria, as per the criteria recommended in the Victorian Planning Practice Note 1, Applying the Heritage Overlay (August 2018), which are:
 - 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).
44. The results of the desktop analysis, as included in the Spreadsheet and with specific reference to those places assessed as being significant, does not cite the criteria. However, the criteria informed the assessment as articulated in the brief explanation/rationale for those places assessed as significant (see paragraph 50 below). The assessment, as articulated in the Spreadsheet, also relied on the gradings definitions as included in Council's heritage policy (see below).
45. Conversely, the criteria are identified in the more detailed statements of significance prepared for the D graded individual Heritage Overlay properties which were assessed as significant, and in the statement of significance for the Westbourne Road Precinct (HO868) as prepared here.
46. The definitions of heritage places included in Clause 22.04 (Heritage Places in the Capital City Zone) and Clause 22.05 (Heritage Places outside the Capital City Zone) are set out below.
47. 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.

48. 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.

49. Non-contributory heritage place:

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

50. The following is reproduced from the Methodology Report at Section 3.4:

Significant places

The Clause 22.04 and Clause 22.05 definition for heritage places identified as 'significant' uses 'higher order' language and descriptors to emphasise the importance of these places, including their individual importance and/or their importance to a precinct where relevant. It provides for a range of place types to be considered significant, and allows for a range of attributes to be taken into consideration when assessing this higher level heritage grading.

...the places identified as – or assessed to be - significant in the [Spreadsheet of Places] include a brief explanation/rationale for the significant grading...

The explanations/rationales in the Spreadsheet, and the citations for the D graded individual Heritage Overlays, variously identify that the significance of the places is due to their historic values, including their important histories, historical uses or associations; their representative value, as good and/or intact examples of a type of place; their architectural and aesthetic values, including intactness, distinctive design features, early through to post-war dates of construction, and building function or uses; and in more limited instances (in this study) social value.

Contributory places

The definition for contributory places is more inclusive and wide-ranging and deliberately set below significant. This definition places emphasis on a contributory place being part of a larger place or collection of related place types, as typically occurs with a heritage precinct. The place effectively 'contributes' to the heritage significance and character of the precinct; can be a representative example of a place type, period or style; and/or has a visual or stylistic connection to, or relationship with, similar or like places in the precinct. Contributory places can also combine to demonstrate the historic development of a precinct...

Non-contributory places

In some limited instances, as identified in the desktop research and/or field work, a graded place was found to be neither significant nor contributory, mainly due to the building having been demolished, or modified and changed to such an extent that its heritage value was largely or fully extinguished. This applied to both the

desktop reviewed places as well as the D graded individual Heritage Overlay places...

51. It is also the case that the heritage consultant team brought their considerable experience and practice to the assessment of heritage significance. This includes experience and practice in applying the heritage assessment criteria, considering grading definitions, and identifying a threshold which distinguishes between significant and contributory, and contributory and non-contributory. The consultants' extensive experience of heritage in the municipality also enables an appreciation of the relative levels of significance of heritage places in Melbourne, and within its precincts, and of applying the threshold.
52. Regarding the latter, questions can be asked to help to establish the threshold – does the place stand out in some way and/or is it comparable to other similar places which are graded significant or contributory? This also goes to comparative analysis, which assists in 'positioning' a place and identifying the relative level (or grading or category) of the place under consideration. It can for example explain how a place is considered significant when compared with or against other similar examples.
53. The attached Spreadsheet of Places, while not including statements of significance for places assessed to be significant in precincts, includes as noted above, a brief explanation/rationale for the conclusion reached on the higher grading. This emphasises the significance or importance of these places through reference to features and elements of note, to rarity, to an early history, and/or to other distinguishing characteristics.

3.2 D graded places with individual Heritage Overlays

54. D graded places with existing individual Heritage Overlays were, as noted above, also included in this C396 heritage work and were subject to a full heritage assessment by Lovell Chen as occurs with a typical conservation study.
55. Table 2 of the Methodology Report (at Section 2.5 of the report) summarises the assessment of the D graded places and the outcomes and recommendations arising. This is not reproduced here; additional detail is also included in the attached Spreadsheet of Places.
56. Table 2 in the Methodology Report identifies significant, contributory, and not significant or contributory (i.e. non-contributory) places resulting from the assessment. It also indicates where a citation was prepared for the individual Heritage Overlay places assessed as being significant. The citations include a history and description of the place, assessment against criteria, a Heritage Overlay map, and recommended controls.
57. The assessment of the individual places involved research and field work, to the extent of inspecting or viewing the properties from the principal street or public realm, and side streets or rear lanes where relevant. Photographs were taken, and for those assessed as significant a select image was included in the citations.
58. The exhibited statements of significance were prepared without documenting the comparative analysis. This was largely on the basis of the individual heritage place already being included in the Heritage Overlay, with an existing property citation from the original heritage study. However, it was subsequently agreed to revise the initial documents to include a comparative analysis section, which would also ensure consistency with Council's more recent statements of significance.
59. Where Table 2 in the Methodology Report identifies those places which were assessed as being contributory, or not significant or contributory (i.e. non-contributory), brief explanations are provided in the table and (in some cases) expanded on in the Spreadsheet. Some of the recommendations, where relevant, relate to removing the individual Heritage Overlay control

and including the place in an existing or an extended heritage precinct. Other information relates to incorrect mapping.

60. The existing heritage precincts recommended to include, where appropriate, these places within their existing boundaries, or to be extended to include these places, are:

- Carlton Precinct (HO1)
- Kensington Precinct (HO9)
- Bourke Hill Precinct (HO500)
- South Yarra Precinct (HO6)
- Westbourne Road Precinct (HO868)

61. Of the above, a new statement of significance was prepared in C396 for the Westbourne Road Precinct, where there was no pre-existing citation for this precinct.

3.3 Spreadsheet of Places

62. The Spreadsheet of Places is the exhibited C396 Spreadsheet, which represents the Excel spreadsheet which was provided by Council to Lovell Chen at the outset of the study and updated upon its completion. It identifies all the places included in the study and provides a summary of the outcomes of the work. Subject to the finalisation of C396, Council's Heritage Places Inventory will be updated to reflect these outcomes.

63. Lovell Chen undertook the desktop analysis for the places shown in orange in the Spreadsheet including 'Omitted or incorrect properties' arising from C258 and 'C graded places in City North'. The D graded places with individual Heritage Overlays which were assessed by Lovell Chen are shown in green. The properties shown with no colour were subject to the direct conversion exercise as implemented by Council, and these also include 'Omitted or incorrect properties'. One place shown in pink indicates a place with which the heritage consultants have a conflict of interest.

64. Some further clarification is provided here.

65. It is understood that the Spreadsheet includes corrected property addresses or alternative/multiple addresses associated with a property assessed in C258 and requiring confirmation of the grading with C396. For example, Lovell Chen reviewed 98 Drummond Street, Carlton in C258, but the addresses of 92-94 and 96 Drummond Street (all part of the same building) were erroneously omitted from the C258 Heritage Places Inventory. This has been corrected through their inclusion in the Spreadsheet, with the assessment undertaken in C258 still relevant and applicable to the addresses.

66. Also, in the Capital City Zone, there are some generally limited examples of properties with higher gradings shown as being reviewed by Lovell Chen for C396. Again, this is a follow up to C258 where these properties were erroneously omitted. With that methodology, some of the lower graded properties in the Capital City Zone C and D gradings, also had a higher grading, reflecting assessments undertaken in 1985 (lower grading) and 1993 (higher grading). The C258 methodology required all the lower graded properties to be reviewed, which included some with the later higher grading. In the C396 Spreadsheet examples include properties in Little Bourke Street (nos 119-121, 120-122, 198, 232, 234, 236 and 238) which are shown as B grade, and one as A grade, reflecting the higher 1993 gradings.

67. There are also examples of places in the Spreadsheet which:

- Were analysed by Lovell Chen in C258 but were erroneously left out of the C258 Heritage Places Inventory (for example 165-167 Exhibition Street, Melbourne, which did not require a re-analysis by Lovell Chen).

- Were included in other mostly recent heritage studies (not involving Lovell Chen) but were erroneously left out of the C258 Heritage Places Inventory (for example 56 Stawell Street, North Melbourne).
 - Are shown as 'omitted or incorrect (streetscape category omitted)', with some of these places analysed by Lovell Chen for C396 but most were not, with the latter places previously addressed in C258. These are places for which the significant streetscape grading (as outlined above at Section 2.2) was omitted from the Heritage Places Inventory.
68. There are also several E graded places shown in the Spreadsheet, which were analysed by Lovell Chen, which are understood to be older and uncommon gradings from earlier heritage studies.
69. The inclusion in the Heritage Places Inventory of the places included in the C396 Spreadsheet will correct the errors and omissions identified by Council.
70. The Methodology Report, at Section 3.6, provides further explanation on how the Spreadsheet was updated.

4.0 Submissions

71. This section addresses the submissions received in relation to C396. It also refers to Council's Report to the Future Melbourne Committee, September 2021, which considered and responded to the submissions, and:
- Identified 'Matters raised' in the submissions; and
 - Included a 'Management response' and 'Management recommendation' in relation to each submission.
72. The submissions in support of C396 are generally not addressed here.
73. This section also does not address matters such as:
- Economic impacts on property values and costs arising from inclusion in the Heritage Overlay or from an upgrading of the heritage grading (e.g. from contributory to significant)
 - Future development of properties included in C396
 - Queries or issues raised in relation to property addresses
 - Queries or issues raised in relation to Council's Heritage Places Inventory
 - Submissions which identify properties, and issues to do with properties, which come under the scope of recent heritage study review work in, for example, Carlton (recently finalised), North Melbourne (being finalised), South Yarra (underway) and Parkville (shortly to commence). It is also understood that Council plans a similar review of East Melbourne/Jolimont and Kensington, subject to future budget allocations.
 - Suggestions or recommendations for additional heritage controls or further heritage study work.
 - Submissions which query the significant streetscape grading, as this was a direct conversion exercise implemented by Council for C258, whereby existing Level 1 streetscapes were directly converted to significant (as outlined above at Section 2.2), albeit some of the significant streetscape gradings were omitted from the C258 Heritage Places Inventory.
 - Submissions which comment on, or relate to, properties which are not included in C396.

4.1 18 Submissions

74. 18 submissions were received, as follows (numbers allocated by Council):

1. General submission
2. 337-347 Elizabeth Street, Melbourne
3. Generally the suburb of East Melbourne
4. 112-114 Millswyn Street, South Yarra
5. 99 Buncle Street, North Melbourne
6. Heritage Places Inventory for North Melbourne
7. Various properties in Albert Street, East Melbourne
8. Generally the suburb of Carlton
9. 24-34 Villiers Street and 36-38 Villiers Street, North Melbourne
10. 431-439 Punt Road, South Yarra
11. 243 Peel Street, North Melbourne
12. Various properties in Carlton and Parkville
13. 12 Lansdowne Street, East Melbourne
14. 1-7 and 9-11 Epsom Road, Kensington
15. 1 Bendigo Street, North Melbourne
16. 515-523 Spencer Street, West Melbourne
17. 142-150 Drummond Street, 15-31 Pelham Street, and 125-139 Rathdowne Street, Carlton
18. Properties in Carlton and Parkville

75. Submissions 12 and 18 have been withdrawn and this statement does not further refer to these submissions.

4.2 Response to individual submissions

76. The following submissions which are specifically addressed here raise heritage issues which largely relate to/arise out of the Lovell Chen work for C396, including submissions which oppose or object to C396.

4.2.1 Submission 5

77. This submission relates to the property at 99 Buncle Street, North Melbourne, which is included in the Racecourse Road/Alfred Street, North Melbourne Precinct (HO953).

78. The 'Matters raised' in the submission are summarised in the Report to the Future Melbourne Committee, September 2021.

79. The issue of the previous incorrect address/Heritage Places Inventory listing of this property is not commented on.

80. Lovell Chen undertook a desktop analysis of the grading of this property, which was graded E albeit with an incorrect address, and concluded it was deserving of a contributory grading within the HO953 precinct.⁶ The latter precinct has some diversity, including typical historical North

⁶ It is understood that there is no existing statement of significance for this precinct, but that this area has been reviewed as part of the current North Melbourne heritage study review.

Melbourne workers' cottages, of which this is an example. It is a nineteenth century double-fronted house of modest form and scale, simply detailed and with a transverse gable roof, and located in one of the secondary or 'little' streets which are found throughout North Melbourne. The house is also evident in the late nineteenth century MMBW plan. While some change has occurred, including the overpainting of the external brickwork, this does not diminish the contributory value of the property.

81. As per the heritage policy definition for a 'contributory' heritage place, these buildings 'may have visible changes which do not detract from the contribution to the heritage precinct'.
82. Regarding the E grading, it is noted that some very limited properties with these gradings in Melbourne largely date to earlier heritage study work. In addition to 99 Buncle Street, the property at 9A McConnell Street, Kensington is also graded E (see the Spreadsheet of Places). These properties, and several E graded properties in C258, were treated in the same way as D graded properties. While it is recognised that the C258 and C396 methodology generally refers to the 'A to D' gradings system, this has incorporated the few remaining E gradings. There was with C258, and again with C396, no intention that the properties with these gradings would not be reviewed.
83. Council's 'Management recommendation' that 'no changes are recommended in response to this submission' is supported.

4.2.2 *Submission 9*

84. This submission relates to Lort Smith at 24-34 Villiers Street and 36-38 Villiers Street, North Melbourne, as included in the Villiers Street Precinct (HO1123).
85. The 'Matters raised' in the submission are summarised in the Report to the Future Melbourne Committee, September 2021.
86. The small HO1123 precinct was identified in the City North Heritage Review, and Lovell Chen recommended upgrading the property at 24-34 Villiers Street from a C grading to a significant grading; with the other address of 36-38 Villiers Street remaining contributory.
87. The following is the brief explanation/rationale for the significant grading of 24-34 Villiers Street as included in the Spreadsheet of Places (under the heading 'LC Comment'):

The significant grading applies to the 1930s building on the Villiers Street frontage of the property. The Lort Smith Animal Hospital was established on this site in the 1930s, and includes the original interwar building, located close to the Villiers Street frontage, which is significant. It is a rectilinear two-storey rendered building with a single hipped and tiled roof. It is identified in the City North Heritage Review as being built in 1935, and as a distinctive building with Moderne style detailing, port-hole windows, horizontal glazing bars and concrete hood. It was designed by architect Leighton Irwin, who was a hospital design specialist. City North Heritage Review describes the 1930s building in greater detail, and other later changes and developments to the site, including in the 1950s, 1970s and 1980s. Lort Smith Animal Hospital is one of the largest such institutions in the world, and is historically significant.

88. This assessment is maintained. The building at 24-34 Villiers Street is significant, as per the explanation/rationale. The City North Heritage Review, in the citation for the Villiers Street Precinct, also describes this building as 'the most distinctive building' in a group of largely intact

interwar non-residential buildings in the HO1123 precinct.⁷ The citation additionally notes, with reference to the history of the building, that the architect Leighton Irwin also designed Prince Henry's Hospital in St Kilda Road (1939, now demolished) and the Heidelberg Repatriation Hospital (1943). The architect's involvement in the design of a purpose-built animal hospital is noteworthy. The fact that the Animal Hospital is still operating on this site today is another attribute of its significance.

89. As per the heritage policy definition for a significant heritage place, these can be of importance for historic and aesthetic reasons. It is my opinion that the Lort Smith Animal Hospital very much corresponds with this definition.
90. More generally, as noted above at Section 2.3.2, C258 did not include a review of C graded places in precincts in the (then) recently completed City North Heritage Review. The C graded places were recommended by the consultants involved in that heritage study to be directly converted to significant. However, at the conclusion of C258, these C graded places were retained as C graded buildings in the Part B Heritage Places Inventory on the understanding that the grading would be examined in subsequent work to be consistent with the C258 methodology. Accordingly, they have been reviewed with C396.
91. Council's 'Management recommendation' that 'no changes are recommended in response to this submission' is supported.

4.2.3 *Submission 10*

92. This submission relates to the property at 431-439 Punt Road (referred to as 435 Punt Road in the submission), South Yarra, the former Wesleyan Church/Uniting Church which is included in the South Yarra Precinct (HO6).
93. The 'Matters raised' in the submission are summarised in the Report to the Future Melbourne Committee, September 2021. These go to the issue of different gradings, dates for the gradings, and addresses, which are not further commented on here, other than to confirm the significant grading for the church building (see below).
94. This is a property where the C grading as shown in the attached Spreadsheet applies to a weatherboard building (since demolished) to the rear of the church which fronts Punt Road, and where the church has a higher A grading attributed in the South Yarra Conservation Study 1985. Lovell Chen confirmed that the significant grading applies to the historic church with the following brief explanation/rationale included in the Spreadsheet of Places (under the heading 'LC Comment'):

The church building at the front, or east side of this property as presents to Punt Road, is significant. It was constructed in 1864 of bluestone, with cement dressing, to a design by noted architects Crouch and Wilson. The facade includes twin turrets, where the spires are no longer in evidence, with a central four-light window and open-work gabled parapet. It historically housed a George Fincham organ, which has been removed. The church has been adapted to residential apartments, but still presents with its largely original character and detailing to Punt Road. The weatherboard residence to the rear has been demolished, hence its non-contributory grading.

⁷ RBA Architects + Conservation Consultants, *City North Heritage Review: Melbourne, Volume 4 North and West Melbourne*, Appendix D, January 2013

95. The property at 431-439 Punt Road was the subject of desktop analysis in C258, whereby the grading of the church building was identified as significant. It is dealt with by C396 to add further clarity to the different gradings of buildings on the property.
96. The submission includes a heritage report which maintains, for various reasons including the adaptation of the church building to apartments in the mid-1990s, that the building should be contributory to the South Yarra Precinct (HO6); and outlines in some detail the history of works to the building. The history included in the heritage report is not disputed here.
97. The issues identified in the heritage report include:
- The former church has lost its continuity of use, spatial context, community connection and contemporary social value. It ceased to function as a place of worship in the late-1980s and was substantially remodelled in the mid-1990s and converted into six apartments. The change of use and nature of the remodelling would challenge the threshold required for achieving individual significance.
 - The assessment notes that the remodelling is sympathetic, however the full nature of the alteration works is not immediately obvious from public view. The remodelling work was substantial, including alterations that are not reversible, or practically reversible. The remodelling does not contribute to the significance of the place as it did not occur during the historical period of use. While facilitating the adaptive re-use of the building, the degree to which these works have impacted the fabric and appearance of the church strongly position the building in a contributory context within a precinct, rather than as individually significant.
 - Had the church survived within its original religious complex context in a mostly unaltered state with continuity of use, it would potentially meet the threshold for inclusion on the Victorian Heritage Register. Had it survived unaltered without change of use but within an evolved complex with new and altered buildings, it would warrant an individual Heritage Overlay. Had it survived in an altered state without change of use, but divorced from its parent complex, it would certainly be considered an individually significant building within HO6.
 - In its current form, the church has been altered and has lost its original use. It has lost its spatial context within the historic Wesleyan reserve and its streetscape presence has been severely impacted by dominant modern buildings. When viewed as a component of the South Yarra Precinct, there is a more compelling argument for contributory status rather than significant.
98. In response to these issues, the following is noted:
- While the church has lost its original use, and its original church reserve context, this is not justification for a lower grading. There are numerous historic properties which no longer maintain their original function and use, or their original settings, and which are graded significant at the local level.
 - The extensive remodelling is also acknowledged, albeit much of this is to the interior, where internal controls do not apply. Where it occurred to the exterior this was largely done in a sympathetic manner which retained the principal original form and detailing of the building. The main original part – volume and massing – of the church was retained; and works such as change to the original windows on the north and south elevations, was again done sympathetically and in a manner which was respectful of the original window forms. The extensions to the west side, and the more substantial changes which occurred here, are to the rear of the building and associated with its rear elevation. These are locations where such works including extensions are typically encouraged, and are largely if not entirely concealed from the principal presentation to Punt Road. Importantly, more minor change occurred to the east elevation (principal façade) where the building still presents and

appears to Punt Road as an historic bluestone church. The heritage report's statement that 'the full nature of the alteration works is not immediately obvious from public view' also supports this view that the adaptation works have been successful in concealing much of the works from the public domain.

- One should also be cautious about citing adaptation of a building as justification for downgrading its significance, especially where the works are largely consistent with what the heritage policy contemplates. Pragmatically, there is also no expectation that the adaptation works should be reversible in this instance, given the current use and multiple ownership of the building, but again the inability to reverse these works does not justify a downgrading.
- The context of adjoining and largely unsympathetic development is acknowledged, but the historic building is a large and robust building which demonstrably presents as a significant historic church in this area of Punt Road and the South Yarra Precinct (HO6). The church also maintains a front setback to Punt Road, which allows for clear views of the heritage building.

99. As per the heritage policy definition for a significant heritage place, these can be of historic and aesthetic significance, are typically externally intact and/or have notable features associated with 'the place type, use, period, method of construction, siting or setting'. It is my opinion that this 1860s building retains 'notable features' associated with its 'place type' and 'use' (i.e. a church). It is also within a precinct where the ecclesiastical and institutional history is recognised, as per the statement of significance for the South Yarra Precinct which refers to:⁸

Significant public and institutional development is located within or abutting the precinct, and includes schools, churches and public welfare institutions.

100. Council's 'Management recommendation' that 'no changes are recommended in response to this submission' is supported.

4.2.4 Submission 11

101. This submission relates to the property at 243 Peel Street, North Melbourne, which is included in the North and West Melbourne Precinct (HO3).

102. The 'Matters raised' in the submission are summarised in the Report to the Future Melbourne Committee, September 2021.

103. The property is one building but with two dwellings at 241-243 Peel Street. The City North Heritage Review identified this as a C graded property, and Lovell Chen has upgraded the property to significant.

104. The following is the brief explanation/rationale for the significant grading as included in the Spreadsheet of Places (under the heading 'LC Comment'):

Nos 241 and 243 Peel Street are the one building, with two dwellings. The building has an unusual cranked corner form, with entries under a shared recessed double-height arcaded verandah. According to City North Heritage Review the construction date is c.1900. The window sills are in the Queen Anne style. There is overpainted brickwork and a modern balustrade at first floor level, but the building demonstrates an unusual use of a corner site, especially for a residential building. Details of note include the terracotta cresting to the roof, and the prominent heavily corniced chimneys. The overpainting reduces an understanding

⁸ https://www.planning.vic.gov.au/_data/assets/pdf_file/0024/480273/melb-C258melb-Heritage-Precincts-Statements-of-Significance-February-2020.pdf, accessed 28 October 2021.

of the original palette of materials, and should it be removed it may enliven the appearance of the building.

105. This assessment is maintained. The building has a distinctive corner form, which in turn reflects the angled alignment of streets and roads in this northern area of the HO3 precinct. The middle and southern areas of the precinct, by comparison, have a more regular grid. The road layout and subdivision pattern of HO3 are significant attributes of the precinct, as identified and explained in the statement of significance.⁹
106. As per the heritage policy definition for a significant heritage place, these can be of aesthetic significance and have 'notable features'. This definition applies to the building at 241 and 243 Peel Street.
107. Council's 'Management recommendation' that 'no changes are recommended in response to this submission' is supported.

4.2.5 Submission 13

108. This submission relates to the property at 12 Lansdowne Street, East Melbourne, which is included in the East Melbourne and Jolimont Precinct (HO2).
109. The 'Matters raised' in the submission are summarised in the Report to the Future Melbourne Committee, September 2021, where the contributory grading is questioned.
110. The property is graded D and as per the C258 methodology including the explanation provided at Section 2.1.1 above, this property was included in the direct conversion exercise implemented by Council.
111. The building is described in Melbourne's i-heritage database as a 'simple single storey terraced dwelling with cast iron verandah' which while altered at the front has a sidewall which 'reveals a bluestone base...indicating an early date of construction'.¹⁰ The database entry also identifies the building as an early dwelling, dating from the period before 1875.
112. The contributory grading is appropriate.
113. Council's 'Management recommendation' that 'no changes are recommended in response to this submission' is supported.

4.2.6 Submission 14

114. This submission relates to the St Mary's Coptic Church property at 1-7 Epsom Road Kensington, part of which is included in Heritage Overlay HO223 (although the address of 1-7 Epsom Road is identified in the Schedule to the Heritage Overlay). The submission also refers to the property at 9-11 Epsom Road, but this address was not included in the C396 properties.
115. The 'Matters raised' in the submission are summarised in the Report to the Future Melbourne Committee, September 2021.
116. The Heritage Overlay map mainly covers the historic church building at 1-3 Epsom Road, while no. 5 is a brick vicarage and no. 7 is a timber Edwardian residence. The latter two buildings are graded D, while the church at 1-3 Epsom Road is graded significant in the existing Heritage Places Inventory.

⁹ https://www.planning.vic.gov.au/_data/assets/pdf_file/0024/480273/melb-C258melb-Heritage-Precincts-Statements-of-Significance-February-2020.pdf, accessed 26 October 2021.

¹⁰ <https://www.melbourne.vic.gov.au/building-and-development/heritage-planning/Pages/i-heritage-database-search-results.aspx?streetno=12&street=lansdowne>, accessed 1 November 2021

117. Following its assessment, Lovell Chen recommended:

- The whole of the property at 1-7 Epsom Road be included in an extended Kensington Precinct (HO9); this would entail removal of the individual HO223 over (mainly) 1-3 Epsom Road.
- The building at 5 Epsom Road, the brick vicarage, was assessed to be non-contributory due to having been extensively altered (but still recommended for inclusion in the HO9 precinct as part of the church property).
- The building at 7 Epsom Road was assessed to be contributory.

118. The attached Spreadsheet includes additional comments on these buildings and the church property (under the heading 'LC Comment').

119. Council's 'Management recommendation' that 'no changes are recommended in response to this submission' is supported.

4.2.7 *Submission 15*

120. This submission relates to the property at 1 Bendigo Street, North Melbourne, which is included in the North and West Melbourne Precinct (HO3).

121. The 'Matters raised' in the submission are summarised in the Report to the Future Melbourne Committee, September 2021.

122. The submission objects to the contributory grading which was attributed to the property by Lovell Chen following analysis of its D grading. This assessment is maintained.

123. The building is a two-storey, gabled-ended brick former workshop/industrial building, of utilitarian design and simple detailing, which is shown on the late nineteenth century MMBW plan. It is in one of North Melbourne's secondary or 'little' streets, including one which historically included other brick industrial or warehouse buildings. The HO3 precinct is known for its diverse historical commercial, manufacturing and small- and large-scale industrial operations; its numerous examples of adaptation of former manufacturing and industrial buildings to residential and other uses; and its network of smaller streets which accommodate historic warehouses and workshops.¹¹ The subject building is one such building, and contributory to the precinct.

124. While some change has occurred, including overpainting the façade to Bendigo Street and other modifications, this does not diminish the contributory value of the property. As per the Melbourne definition for a 'contributory' heritage place, these buildings 'may have visible changes which do not detract from the contribution to the heritage precinct'.

125. Council's 'Management recommendation' that 'no changes are recommended in response to this submission' is supported.

5.0 **Conclusion**

126. The heritage work undertaken by Lovell Chen for C396 completed the heritage gradings conversion work which commenced with C258 and is considered to be a methodologically sound approach to a heritage property gradings review. While the work confirmed the contributory gradings of many C and D graded places in the study, it also upgraded others to the higher category of significant. The latter reflects a contemporary reappraisal of the older and earlier gradings, as outlined and explained in this statement in some detail.

¹¹ https://www.planning.vic.gov.au/_data/assets/pdf_file/0024/480273/melb-C258melb-Heritage-Precincts-Statements-of-Significance-February-2020.pdf, accessed 26 October 2021.

127. This heritage work also assessed the significance of several individual heritage places with D gradings and documented the significant places with contemporary property citations. The latter demonstrate the significance of the places and support their ongoing individual inclusion in Melbourne's Heritage Overlay.

ATTACHMENT A

Methodology Report

Amendment C396 Heritage Category Conversion



July 2021

Prepared by

Prepared for

Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
8849	001	Final to council	18/01/2021	LB
8849	002	Final	28/01/2021	LB
8849	003	Final	10/03/2021	LB
8849	004	Updated final	29/07/2021	LB

Referencing

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1.0 INTRODUCTION

This report documents the methodology undertaken in a recent conversion of the heritage gradings of over 380 heritage places for the City of Melbourne, including a review of D graded places with individual Heritage Overlays.

The places are identified, and the results of the study are documented, in the attached Excel spreadsheet (explained in more detail below).

The project is identified as 'Amendment C396 Heritage category conversion for properties not converted through Amendment C258' in the City of Melbourne's 'Request for Quotation' of May 2020 (the project brief) and is generally referred to below as the 'heritage category conversion' study. The study has been undertaken by Lovell Chen, with Anita Brady of Anita Brady Heritage.

1.1 Terminology

The term 'heritage place' or 'place' is mainly used in this report, with the places in this study predominantly being buildings; they may also include other structures or sites, or are part of groups of buildings at several adjoining addresses or in larger areas such as heritage precincts. The word 'building' or 'property' is also sometimes used for heritage place in this report.

D graded places with individual Heritage Overlay numbers and an individual or single address listed in the Schedule to the Heritage Overlay, are as noted above also included in this heritage category conversion study.

1.2 Amendment C258

The City of Melbourne's Amendment C258 incorporated several discrete heritage projects, including updating the local heritage policies in the Melbourne Planning Scheme, Clause 22.04 Heritage Places within the Capital City Zone and Clause 22.05 Heritage Places outside the Capital City Zone; and converting the heritage gradings of places in the Heritage Overlay from the (then) A to D grading system to a more contemporary significant, contributory and non-contributory category system. The latter included reviewing the grading (or categorisation) and in some cases upgrading or downgrading the category of the heritage place.

The Amendment C258 work, including the gradings conversion, was predominantly undertaken in 2015 by Lovell Chen.

The Amendment C258 conversion of gradings was mainly desktop based, with some limited field work, and adopted an approach which largely saw the direct conversion of A and B graded places in heritage precincts throughout the municipality to significant (there were no A graded places in Kensington); the direct conversion of C and D graded places in Parkville to contributory; and the direct conversion of D graded places in East Melbourne/Jolimont and South Yarra to contributory. C and D graded places in precincts in the remaining suburbs in the municipality were desktop reviewed. Table 1 below provides a summary.

Table 1 Summary table of Amendment C258 conversion approach

Precincts	A grade	B grade	C grade	D grade
East Melbourne and Jolimont	Significant	Significant	Review	Contributory
South Yarra	Significant	Significant	Review	Contributory
Parkville	Significant	Significant	Contributory	Contributory
Kensington	N/A	Significant	Review	Review

Precincts	A grade	B grade	C grade	D grade
North and West Melbourne	Significant	Significant	Review	Review
Carlton	Significant	Significant	Review	Review
CCZ	Significant	Significant	Review	Review

The outcome of the Amendment C258 gradings conversion was that most of the C and D graded places which were reviewed were assessed as contributory, with some being upgraded to significant. Some places were also downgraded to non-contributory on the basis of having been demolished or changed or modified to such an extent as to have largely or fully extinguished their heritage value.

Lovell Chen documented the outcomes of the Amendment C258 review work in an Excel spreadsheet provided by the City of Melbourne to the consultants.

1.3 Individual Heritage Overlays

Heritage places of any grading (A-D) with an individual Heritage Overlay number and a single address were directly converted to the category of significant under Amendment C258. This was on the basis of the places being regarded as significant due to their existing individual inclusion in the Schedule to the Heritage Overlay, and an understanding that they had already met the significance threshold. These places were typically single buildings, although in some cases more than one building was listed under the one address and the individual Heritage Overlay number.

Small Heritage Overlays which contained several properties with several addresses were treated as being akin to a small Heritage Overlay precinct, with the properties either converted directly or reviewed based on their original grading, as per the Amendment C258 methodology described above.

Following Amendment C258, the City of Melbourne determined that individual Heritage Overlays which included D graded places should be reviewed. These places were consequently removed from C258 prior to its adoption and gazettal, and this current heritage category conversion review, as per the project brief, includes a review of the D graded places with an individual Heritage Overlay.

1.4 C graded places in City North Heritage Review

The Amendment C258 assessment and conversion of gradings did not apply to C graded places in heritage precincts identified in the (then) recently completed City North Heritage Review (RBA Architects, 2013). These C graded places were recommended by the consultants involved in the City North Heritage Review to be directly converted to significant (as were the A and B graded places in that study).

Following Amendment C258, the City of Melbourne determined that the C graded places in the City North Heritage Review should be reviewed, to be consistent with the C258 methodology. This current heritage category conversion study, as per the project brief, includes a review of these C graded places.

1.5 Omitted and incorrectly categorised places

During the course of Amendment C258, including during exhibition and the Planning Panel review, it became apparent that a number of heritage places were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.

The pre-Amendment C258 Melbourne Heritage Inventory had been developed over many years and was based on heritage studies and reviews which were largely undertaken in the 1980s. Since that time, many properties have been subdivided, consolidated or re-addressed, and for these reasons some listings were incorrectly converted during C258, or were omitted from the exhibited Amendment C258 Inventory.

It is understood that a comprehensive review of the Inventory was undertaken by the City of Melbourne following Amendment C258, and that this identified the properties which had been omitted or incorrectly converted. These places were consequently removed from C258 prior to its adoption and gazettal, and this current heritage category conversion study, as per the project brief, reflects the City of Melbourne requirement to assess and/or directly convert these places in this current heritage category conversion study, as per the project brief, and using the C258 methodology.

1.6 Other contemporary studies

Several D graded places with individual Heritage Overlays included in this current heritage category conversion study, also form part of other City of Melbourne heritage reviews which are underway or being finalised and which are anticipated to be implemented through future planning scheme amendments, namely heritage reviews of Carlton and South Yarra.

Three of these places, being 18-22 Cardigan Street, Carlton (HO35), 144-146 Queensberry Street, Carlton (HO807) and 783 Punt Road, South Yarra (HO412), have been assessed in this current study as contributory. The assessments and recommendations are identified in the attached Excel spreadsheet and in Table 2 below. The status of these places, as individual Heritage Overlays or places to be included in (extended) existing heritage precincts, will be resolved through the South Yarra Heritage Review which is currently underway and the Carlton Heritage Review which is being finalised. These studies involve full heritage assessments.

Another D graded place with an individual Heritage Overlay included in this current heritage category conversion study, which is also subject to the Carlton Heritage Review, is 29-31 Rathdowne Street, Carlton (HO809). This place has been assessed in this study as significant, and the place citation which was separately prepared for the Carlton study, in the documentation format for that study, is attached to this report.

1.7 Conflict of interest

A number of places included in this heritage category conversion study are properties with which Lovell Chen is either currently involved, or has recently been involved, including providing heritage advice.

Given this situation, which represents a potential conflict of interest, it was decided that Anita Brady, of Anita Brady Heritage, as an independent consultant in the study team, would separately assess these properties.

It is also noted that both Lovell Chen and Anita Brady have a conflict of interest for a further property. The City of Melbourne engaged a separate consultant to undertake the review of this property.

1.8 Attachments to this report

Attached to this report are the spreadsheet (Attachment A) and the citations (Attachment B), comprising:

- City of Melbourne-supplied Excel spreadsheet of places subject to this heritage category conversion review, which has been updated with the outcomes and recommendations of this study (see Sections 2.2 and 3.6). (Attachment A)
- Citations for D graded places with an individual Heritage Overlay which have been assessed as significant. Included in the citation is a site history, site description, comparative analysis, an assessment against heritage criteria, recommendations and a statement of significance (see Section 3.5.1). (Attachment B)
- Citation for the property at 90-92 Bayswater Road, Kensington, which was left out of the mapping for HO211 (the property address was one of several included in the Schedule to the Heritage Overlay for HO211), but has been assessed here as a significant heritage place in its own right and deserving of an individual Heritage Overlay (see Section 2.6). (Attachment B)
- A citation for HO868 Westbourne Road Precinct, being 47-55, 59 and 69 Westbourne Road, Kensington. This small precinct is recommended to be extended to include two D graded

places with individual Heritage Overlays which have been assessed as contributory places (59 and 69 Westbourne Road, see Section 2.7). (Attachment B)

- Place citation for the property at 29-31 Rathdowne Street, Carlton (HO809). (Attachment B)

2.0 HERITAGE CATEGORY CONVERSION STUDY

2.1 Scope of study

The gradings of most places in Melbourne's Heritage Overlay were converted through Amendment C258. However, some places were not included in the version of C258 which was adopted by Council, as outlined above.

These include the following which are addressed and assessed in this current heritage category conversion study, adopting the same methodology and approach as Amendment C258 (as described at Section 1.2, and summarised in Table 1). The attached Excel spreadsheet identifies the places:

- C graded places in heritage precincts identified in the City North Heritage Review (2013).
- Places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory. These include places which:
 - were converted directly to the new heritage category under the methodology used for C258; or
 - required review under this current heritage category conversion study.

In addition:

- D graded places with individual Heritage Overlays which were removed from Amendment C258 to be subject to future review (i.e. this current study).

2.2 City of Melbourne spreadsheet

As occurred with Amendment C258, at the outset of the project the City of Melbourne provided the consultants with an Excel spreadsheet of the subject properties. The spreadsheet contains property addresses, existing gradings and relevant Heritage Overlay numbers. The completed spreadsheet is attached to this report and includes a summary of all the assessments and recommendations of this heritage category conversion study.

The updating of the spreadsheet is explained at Section 3.6 below.

2.3 Heritage category definitions

Clause 22.04 Heritage Places within the Capital City Zone and Clause 22.05 Heritage Places outside the Capital City Zone include the following definitions:

'Significant heritage place'

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

'Contributory heritage place'

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

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

‘Non-contributory place’

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

These definitions have been referred to in, and have informed, the assessment of places included in this study.

2.4 Summary of assessments and recommendations for places which were desktop reviewed in this study

The attached Excel spreadsheet includes a summary of the assessments and recommendations for the C graded places in heritage precincts identified in the City North Heritage Review, and the places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.

The methodology used in the assessments is described below at Section 3.0, while the outcomes and recommendations inputted into the spreadsheet are explained at Section 3.6.

2.5 Summary of assessments and recommendations for D graded individual Heritage Overlays

The following table summarises the outcomes of the assessment of the D graded individual Heritage Overlay places. Additional detail is included in the attached Excel spreadsheet.

The table also indicates where a citation, as prepared for this heritage category conversion study, is attached to this report.

Table 2 Summary table of D graded individual Heritage Overlays

HO no & address	Assessment & recommendation
HO35 18-22 Cardigan Street, Carlton	Contributory To be reviewed/confirmed pending finalisation of the Carlton Heritage Review (separate study). Also noted that also noted that the boundary of the HO map does not cover all three buildings at 18-22 Cardigan Street, and currently only applies to 18 and 20 Cardigan Street.
HO96, HO1 106-112 Queensberry Street, Carlton	Not significant or contributory Heritage building has been demolished. Recommend remove HO96 but retain in HO1 Carlton Precinct as non-contributory.
HO807 144-146 Queensberry Street, Carlton	Contributory To be reviewed/confirmed pending finalisation of the Carlton Heritage Review (separate study).
HO809 29-31 Rathdowne Street, Carlton	Significant Documentation prepared for Carlton Heritage Review (separate study), with the place citation from that study attached to this report. HO809 mapping incorrectly applies to the adjoining property to the north at 35 Rathdowne Street. Recommended remove the individual

HO no & address	Assessment & recommendation
	<p>HO from the latter property and apply the HO map to the subject property at 29-31 Rathdowne Street.</p> <p>35 Rathdowne Street should then be included in the surrounding precinct, which extends along Rathdowne Street, being the HO992 World Heritage Environs Area Precinct.</p>
<p>HO205</p> <p>2 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report), and retain individual HO.</p>
<p>HO198</p> <p>17-19 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report), and retain individual HO.</p> <p>HO198 mapping incorrectly applies to the rear of the adjoining properties at 21 and 23 Bayswater Road. Recommend remove this HO from these parts of the adjoining properties, with HO199 applied to the rear of 21 and 23 Bayswater Road.</p>
<p>HO201</p> <p>59 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report).</p> <p>HO201 mapping incorrectly applies to the adjoining properties at 61, 63 and 65 Bayswater Road. Recommend remove the latter properties from HO201 and include 59 Bayswater Road in HO201 as an individual property.</p>
<p>HO204</p> <p>83 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report), and retain individual HO.</p>
<p>HO223</p> <p>5 Epsom Road, Kensington</p>	<p>Not significant or contributory</p> <p>This building is part of a larger property (church complex) at 1-7 Epsom Road, where HO223 covers only the church.</p> <p>Recommend all of 1-7 Epsom Road be included in an extended HO9 Kensington Precinct, with 5 Epsom Road identified as non-contributory.</p> <p>Recommend remove HO223.</p>
<p>HO223</p> <p>7 Epsom Road, Kensington</p>	<p>Contributory</p> <p>This building is part of a larger property (church complex) at 1-7 Epsom Road, where HO223 covers only the church.</p> <p>Recommend all of 1-7 Epsom Road be included in an extended HO9 Kensington Precinct, with 7 Epsom Road identified as contributory.</p> <p>Recommend remove HO223.</p>
<p>HO227</p> <p>25 Epsom Road, Kensington</p>	<p>Not significant or contributory</p> <p>Recommend remove HO227.</p>

HO no & address	Assessment & recommendation
HO233 19 Gower Street, Kensington	Significant Citation prepared (and attached to this report), and retain individual HO.
HO241 2-4 Kensington Road, Kensington	Contributory Recommend property be included in an extended HO9 Kensington Precinct, and identified as contributory. Recommend remove HO241.
HO246 56 Kensington Road, Kensington	Contributory Recommend property be included in an extended HO9 Kensington Precinct, and identified as contributory. Recommend remove HO246.
HO819 33 and 33A Kensington Road, Kensington	Contributory Pair of adjoining buildings. 33A was incorrectly left out of the mapping for HO819, but it is recommended that the pair be included in an extended HO9 Kensington Precinct and identified as contributory. Recommend remove HO819.
HO265 9 Westbourne Road, Kensington	Not significant or contributory Recommend remove HO265.
HO266 17 Westbourne Road, Kensington	Significant Citation prepared (and attached to this report), and retain individual HO.
HO269 59 Westbourne Road, Kensington	Contributory Recommend be included in an extended HO868, being a heritage precinct in Westbourne Road with a precinct citation prepared, and identified as contributory. Recommend remove HO269.
HO271 69 Westbourne Road, Kensington	Contributory Recommend be included in an extended HO868, being a heritage precinct in Westbourne Road with a precinct citation prepared, and identified as contributory. Recommend remove HO271.
HO535 72-74 Bourke Street, Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.

HO no & address	Assessment & recommendation
HO538 86 Bourke Street, Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO525 19-21 Bourke Street, Melbourne	Contributory Recommend be included in HO500 Bourke Hill Precinct and identified as contributory. Recommend remove HO525.
HO530 39-43 Bourke Street, Melbourne	Contributory Recommend be included in HO500 Bourke Hill Precinct and identified as contributory. Recommend remove HO530.
HO536 73-77 Bourke Street, Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO872 Veterinary and Agriculture Sciences Building, University of Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO820 Richard Berry Building (now Peter Hall Building), University of Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO409 54 Clowes Street, South Yarra	Not significant or contributory Heritage building has been demolished. Recommend remove HO409.
HO406 31 Clowes Street, South Yarra	Not significant or contributory Heritage building has been subject to successive phases of change. Recommend remove HO406 but retain in HO6 South Yarra Precinct as non-contributory.
HO412 783 Punt Road, South Yarra	Contributory To be reviewed/confirmed in the forthcoming South Yarra Heritage Review (separate study).
HO454 310 Walsh Street, South Yarra	Significant Citation prepared (and attached to this report), and retain individual HO.

HO no & address	Assessment & recommendation
HO457 322 Walsh Street, South Yarra	Contributory Recommend be included in an extended HO6 South Yarra Precinct and identified as contributory. Recommend remove HO457.
HO435 281 Walsh Street, South Yarra (more correctly 283), Melbourne Girls Grammar campus	Contributory Recommend be included in an extended HO6 South Yarra Precinct and identified as contributory. Recommend remove HO435.
HO851 Adjacent to 281 Walsh Street, South Yarra (more correctly 281), Melbourne Girls Grammar campus	Not significant or contributory Heritage building has been demolished. Recommend remove HO851.
HO852 285 Walsh Street, South Yarra, Melbourne Girls Grammar campus	Significant Citation prepared (and attached to this report). Recommend be included in an extended HO6 South Yarra Precinct and identified as significant. Recommend remove HO852.
HO437 291 Walsh Street, South Yarra, Melbourne Girls Grammar campus	Contributory Recommend be included in an extended HO6 South Yarra Precinct and identified as contributory. Recommend remove HO437.
HO367 157-165 City Road, Southbank	Not significant or contributory Heritage building has been demolished. Recommend remove HO367.

2.6 90-92 Bayswater Road, Kensington

The D graded property at 90-92 Bayswater Road, Kensington, was left out of the mapping of the adjoining small precinct of HO211. However, the building faces a different direction to the other properties in HO211 and was assessed here to be significant and deserving of an individual Heritage Overlay. A citation has been prepared and is attached to this report.

2.7 Westbourne Road Precinct

As identified in Table 2, two D graded properties (59 and 69 Westbourne Road, Kensington) with existing individual Heritage Overlays have been assessed here to be contributory, and are recommended to be included as contributory places in an extended HO868 Westbourne Road Precinct. A citation has been prepared for the precinct and is attached to this report.

3.0 METHODOLOGY

This heritage category conversion study had three principal tasks or components:

- Direct conversion of places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory, using the C258 conversion methodology described above.
- A desktop review of the gradings, using the C258 conversion methodology for:
 - C graded places from the City North Heritage Review; and
 - places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory
- An assessment of D graded places which have individual Heritage Overlays.

To be consistent with methodology used for Amendment C258, the gradings review (dot point 2 above) was largely desktop based, with some additional research including historical research undertaken, and limited field work where required.

The assessment of the D graded individual Heritage Overlay places (dot point 3) involved additional research including historical research and comparative analysis, and field work in all cases – i.e. inspections of properties from the street or public realm - save for several properties where it was known that the graded building had been demolished and replaced. This was to ensure that these places were fully reviewed and assessed so as to confirm – or not – their status as individually significant heritage places.

3.1 Desktop review

The desktop review utilised existing information on the subject buildings and places, including the following databases/sources and existing heritage studies:

- Melbourne's i-heritage database (largely reproduces information contained in individual Building Identification Forms, which in turn are taken from the earlier heritage studies, plus recent property images; this source was verified against the heritage study extracts cited below)
- Individual Building Identification Forms and extracts/citations from previous heritage studies, which include older images of the buildings (copies supplied by City of Melbourne to the consultants)
- City North Heritage Review (2013)

Nearmap was utilised for current and archived aerial images. Streetview, as available in Nearmap or Google Maps, was additionally used for current and archived images of buildings and properties from streets. This also enabled comparison with the older images of buildings included in the earlier heritage studies (and Building Identification Forms) allowing comparisons to be made, which in turn informed the current assessment and review. In some instances, it was apparent that a building had been restored, and its heritage value enhanced; alternatively, changes may have been made to buildings which diminished the heritage value.

3.2 Historical research

Regarding the historical research, primary and secondary sources which were utilised and referred to included the following:

- Sands & McDougall directories (various dates)
- MMBW detail and 160:1 plans, State Library of Victoria
- State Library of Victoria's picture collection
- National Library of Australia's Trove website, including digitised newspapers
- City of Melbourne rate books, held at Public Record Office Victoria (digitised in series VPRS 5708/P9)
- City of Melbourne, Building Application index, via www.ancestry.com

- City of Melbourne, Building Application plans, VPRS 11200, held at Public Record Office Victoria
- Miles Lewis' Australian Architectural index, via <http://www.mileslewis.net/australian-architectural.html>
- Historical Aerial Photography Collection, Landata, Victorian Land Registry Service
- *Architecture on Campus: A Guide to the University of Melbourne and its Campuses*, Phillip Goad and George Tibbits, 2013.
- *Encyclopedia of Australian Architecture*, Phillip Goad and Julie Willis, 2012
- *Melbourne's Marvellous Modernism: A Comparative Analysis of Post-War Modern Architecture in Melbourne's CBD 1955-1975*, National Trust, September 2014

3.3 Field work

As noted, the assessment of the D graded individual Heritage Overlay places involved field work. This was to the extent of inspecting or viewing the properties from the principal street or public realm, and side streets or rear lanes where relevant. Photographs were also taken, with a select image included in the citation for those places which were assessed as significant, and for which a statement was prepared (and is attached to this report).

Some limited field work was also undertaken for the places subject to the desktop review, as per the Amendment C258 methodology. This was undertaken where the desktop review sources, including Nearmap and Streetview images, were inconclusive as to the current condition or situation of the subject buildings. The location of some buildings, including those sited in laneways and partly concealed in the electronic views referred to above, also required field work in order to complete the assessment and confirm the heritage grading.

3.4 Assessing significance

Save for the places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory, and were directly converted to the significant or contributory heritage category using the C258 conversion methodology, this heritage category conversion study included a review of the significance of the remaining places.

The assessment of significance had regard for the City of Melbourne Clause 22.04 and Clause 22.05 heritage category definitions reproduced above at Section 2.3.

The assessment also had regard for, and referred to, relevant heritage assessment criteria, as per the criteria recommended in the VPP Planning Practice Note 1, Applying the Heritage Overlay, August 2018. The criteria are:

- 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).

3.4.1 *Significant places*

The Clause 22.04 and Clause 22.05 definition for heritage places identified as ‘significant’ uses ‘higher order’ language and descriptors to emphasise the importance of these places, including their individual importance and/or their importance to a precinct where relevant. It provides for a range of place types to be considered significant, and allows for a range of attributes to be taken into consideration when assessing this higher level heritage grading.

As noted, the places identified as – or assessed to be – significant in the attached Excel spreadsheet include a brief explanation/rationale for the significant grading. For those D graded individual Heritage Overlays which have been changed to significant, a more detailed citation has been prepared.

The explanations/rationales in the spreadsheet, and the citations for the D graded individual Heritage Overlays, variously identify that the significance of the places is due to their historic values, including their important histories, historical uses or associations; their representative value, as good and/or intact examples of a type of place; their architectural and aesthetic values, including intactness, distinctive design features, early through to post-war dates of construction, and building function or uses; and in more limited instances (in this study) social value.

3.4.2 *Contributory places*

The definition for contributory places is more inclusive and wide-ranging and deliberately set below significant. This definition places emphasis on a contributory place being part of a larger place or collection of related place types, as typically occurs with a heritage precinct. The place effectively ‘contributes’ to the heritage significance and character of the precinct; can be a representative example of a place type, period or style; and/or has a visual or stylistic connection to, or relationship with, similar or like places in the precinct. Contributory places can also combine to demonstrate the historic development of a precinct.

Most of the heritage places reviewed in this current study were assessed as being contributory. Also as noted, some of the D graded individual Heritage Overlay places were found to be contributory. This is explained further below.

3.4.3 *Non-contributory places*

In some limited instances, as identified in the desktop research and/or field work, a graded place was found to be neither significant nor contributory, mainly due to the building having been demolished, or modified and changed to such an extent that its heritage value was largely or fully extinguished. This applied to both the desktop reviewed places as well as the D graded individual Heritage Overlay places. The latter is explained below.

The Excel spreadsheet entry was updated to reflect a downgrading of the place with a comment included in the spreadsheet to that effect.

3.5 **D graded places with individual Heritage Overlays**

For the D graded places with individual Heritage Overlays in this study, and due to the nature of the existing heritage control, a more detailed assessment was undertaken to confirm or clarify the nature of the significance, and to determine if the individual Heritage Overlay control was justified.

The results of this assessment are summarised in Table 2 above.

An initial assessment of each place was undertaken, including a site visit, together with reference to the existing Building Information Forms, plus additional historical research. This was followed by comparative analysis with similar places. Documentation (in the form of a citation) was then prepared for those individual places which were assessed as significant and recommended to be retained as an individual Heritage Overlay place. This also included comparative analysis.

3.5.1 *Identified as significant*

The documentation for each place identified as significant, in the form of a citation, is attached to this report, and includes a photograph, place map, an extract from the Heritage Overlay map, brief history, brief description, comparative analysis, identification of relevant heritage criteria, and a statement of significance in the 'what', 'how' and 'why' format. References are also identified, as are the relevant Schedule to the Heritage Overlay controls including paint controls where these are already in place; and where required recommendations are included about updating or correcting the Heritage Overlay maps, and the Heritage Overlay Schedule information relating to place names and addresses.

One D graded individual Heritage Overlay place in South Yarra (285 Walsh Street, part of the Melbourne Girls Grammar campus) was assessed as being significant, but is recommended to be included in the adjoining precinct as a significant place.

3.5.2 *Identified as contributory*

Some D graded individual Heritage Overlay places were not assessed as significant, and did not in the opinion of the consultants reach the threshold established under the Clause 22.04 and Clause 22.05 definition of significant. Some of these places were more appropriately assessed to be contributory to a Heritage Overlay precinct, either a precinct in which the place is already located; or an adjoining/nearby precinct which is recommended to be extended to include the place. This finding/recommendation is recorded in the Excel spreadsheet and summarised at Table 2 above.

3.5.3 *Not significant or contributory*

While some D graded places might retain some heritage value, under the current system and definitions, the value was not sufficient to justify retention of the individual Heritage Overlay status. Also, in many instances, the character, intactness or location of the property did not provide for inclusion in an existing heritage precinct (as per the places identified as contributory, above). In these instances, the individual Heritage Overlay was recommended to be removed from the property.

In two instances, while the individual Heritage Overlays were recommended for removal, and the properties were not assessed as being contributory to an existing heritage precinct, their location within an existing precinct resulted in a recommendation that they be retained in the precinct as non-contributory places.

The properties are 106-108 Queensberry Street, Carlton, where the individual HO96 is recommended for removal while the place is recommended to be retained in the HO1 precinct; and 31-33 Clowes Street, South Yarra, where the individual HO406 is recommended for removal while the place is recommended to be retained in the HO6 precinct.

3.5.4 *Mapping corrections*

There also examples (mainly in Kensington) of where a D graded place was incorrectly left off the mapping of an adjoining Heritage Overlay place, or the Heritage Overlay map was applied to the incorrect place. These were identified by Council in the Excel spreadsheet, and addressed through the assessment undertaken for this study. Instances of these historical mapping errors and issues are identified and commented on, with the relevant recommendations, in Table 2.

3.5.5 *Comparative analysis*

The draft citations were initially completed without documenting comparative analysis. This was largely on the basis of the significant heritage place already being included in the Heritage Overlay. However, it was subsequently agreed to revise these documents to include a comparative analysis section, which sheds more light on the relative – or comparative - heritage significance of the place. This will ensure consistency with Council's other citations.

3.6 Updating the Excel spreadsheet

As noted, the results of this heritage category conversion study are documented and summarised in the attached Excel spreadsheet.

For the places subject to the desktop review (not including the C graded places in heritage precincts in the City North Review or the D graded places with individual Heritage Overlays) and re-categorised by Lovell Chen as significant, the spreadsheet was updated to identify and reflect this. Lovell Chen entered 'changed' under 'LC Check', 'significant' under 'LC Recommendation', with a brief explanation/rationale for the change included under 'LC Comment'. Note that the latter does not constitute a full statement of significance. For places subject to the desktop review which remained contributory, this was identified in the spreadsheet as 'confirmed' under 'LC Check', and the category of 'contributory' was entered under 'LC Recommendation'. Generally, no explanation or rationale was provided.

An exception to the above approach occurred with the C graded places in the City North Heritage Review (2013). Due to the relatively recent date of this study, unlike the majority of places subject to Amendment C258 or this current heritage category conversion study, a decision was made to annotate these City North Heritage Review places as 'reviewed' under 'LC Check', with the recommended new grading or category identified under 'LC Recommendation'.

The assessment of D graded places with individual Heritage Overlays is also reflected in the Excel spreadsheet. Where these places are considered to be significant, and to justify retention of their individual Heritage Overlay, the spreadsheet was updated with 'changed' under 'LC Check' (reflecting that the grading, having been assessed, is higher than 'D'), with the 'significant' category identified under 'LC Recommendation'. A brief explanation or summary of the relevant recommendation is included under 'LC Comment' (with a more detailed assessment included in the relevant citation).

Where the D graded places with individual Heritage Overlays were assessed as contributory rather than significant, then 'confirmed' was entered under 'LC Check' (reflecting that the grading, having been assessed, remained at the lower level), 'contributory' was entered under 'LC Recommendation', and a recommendation that these places be included in an existing Heritage Overlay precinct and their individual Heritage Overlay be removed, was included under 'LC Comment'.

Where the D graded places with individual Heritage Overlays (generally limited in number) were downgraded, this was entered as 'downgraded' under 'LC Check', with the category identified as 'not significant or contributory'. Brief explanations were provided under 'LC Comment'.

The Excel spreadsheet was not updated by the consultants for the places in the spreadsheet which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory, and for which the new category was applied using the direct conversion methodology of C258.

ATTACHMENT B

SECTION	TYPE	STREET	NUMBER	BUILDING CATEGORY	SIGNIFICANT STREETSCAPE	COUNCIL PROPERTY_ID	PROPERTY NAME	FULL ADDRESS	HO_NO	HO_NAME	GRADING	VHR LISTING	LC CHECK	LC RECOMMENDATION	LC COMMENT
Carlton	Omitted or incorrect	Barkly Street	16	TBD	-	103051		1-13 Elgin Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Confirmed	Contributory	CONTRIBUTORY GRADING APPLIES TO THE SINGLE-STORY NINETEENTH CENTURY COTTAGE AT THIS ADDRESS, WHICH FACES BARKLY STREET, AND NOT TO THE ADJOINING INDUSTRIAL BUILDING/MOTOR GARAGE, WHICH APPEARS TO ALSO BE PART OF THE ADDRESS.
Carlton	C in City North precinct	Barry Street	95	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	97	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	99	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	101	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	103	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	105	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	107	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	109	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	131	TBD	-	502486	Building 337	131-137 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	CONTRIBUTORY GRADING APPLIES TO 131 BARRY STREET WHICH INCLUDES A DWELLING AND A TOWER OVER A CARRIAGEWAY. CITY NORTH REVIEW NOTES THAT THE CARRIAGEWAY DATES FROM POST 1896. HOUSE AT 131 WAS ALTERED TO ACCOMMODATE THE TOWER AND HAS LOST DETAILING TO VERANDAH. BALUSTRADE PATTERN IS ALSO LATER.
Carlton	C in City North precinct	Barry Street	139	TBD	-	100837	Building 394	139 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	HANDSOME TWO-STORY BI-CHROME BRICK VICTORIAN TERRACE, WHICH COMPLEMENTS THE ADJOINING 141 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND A HIGHLY UNUSUAL DUTCH GABLE PARAPET.
Carlton	C in City North precinct	Barry Street	141	TBD	-	100838		141 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	HANDSOME TWO-STORY BI-CHROME BRICK VICTORIAN TERRACE, WHICH COMPLEMENTS THE ADJOINING 139 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND A HIGHLY UNUSUAL DUTCH GABLE PARAPET. THE FRONTAGE HAS BEEN RESTORED AND PAINT REMOVED FROM THE BRICKWORK SINCE THE CITY NORTH REVIEW ASSESSMENT. I HERITAGE DATABASE HAS AN OUT OF DATE IMAGE AND DESCRIPTION.
Carlton	Omitted or incorrect (streetscape category omitted)	Barry Street	143-151	Significant	Significant	581299	Building 388	143-151 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	A				
Carlton	C in City North precinct	Barry Street	153	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STORY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Barry Street	155	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STORY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Barry Street	157	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STORY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Barry Street	159	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STORY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Berkeley Street	182-200	TBD	-	101055	Building 260 (MSHS)	Building 260 (MSHS), 182-200 Berkeley Street, CARLTON VIC 3053	HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	C		Reviewed	Significant	THIS BUILDING DATES FROM THE EARLY 1970S AND IS DESCRIBED IN THE CITY NORTH REVIEW AS THE LARGEST BUILDING IN THE FORMER RAMSAY SURGICAL PRECINCT GROUP, THE MOST DISTINCTIVE, AND TYPICAL OF THE BRUTALIST STYLE WITH ITS UNCOMPROMISING DESIGN, BOLD MASSING AND MACHINE-LIKE AESTHETIC. DESIGNED BY ARCHITECT JAMES M MCILDOVIE.

Carlton	C in City North precinct	Bouverie Street	193-195	TBD		101254	Melbourne Business School	Melbourne Business School, 183-195 Bouverie Street, CARLTON VIC 3053	HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	C		Reviewed	Contributory	
Carlton	D in individual	Cardigan Street	18	TBD	-	101708	RMIT Building 53	18 Cardigan Street, CARLTON VIC 3053	HO35	18-22 Cardigan St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW. ALSO NOTED THAT THE BOUNDARY OF THE HO MAP DOES NOT COVER ALL THREE BUILDINGS AT 18-22 CARDIGAN STREET, AND CURRENTLY ONLY APPLIES TO 18 AND 20 CARDIGAN STREET.
Carlton	D in individual	Cardigan Street	20	TBD	-	664003		20 Cardigan Street, CARLTON VIC 3053	HO35	18-22 Cardigan St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW. ALSO NOTED THAT THE BOUNDARY OF THE HO MAP DOES NOT COVER ALL THREE BUILDINGS AT 18-22 CARDIGAN STREET, AND CURRENTLY ONLY APPLIES TO 18 AND 20 CARDIGAN STREET.
Carlton	D in individual	Cardigan Street	22	TBD	-	664004		22 Cardigan Street, CARLTON VIC 3053	HO35	18-22 Cardigan St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW. ALSO NOTED THAT THE BOUNDARY OF THE HO MAP DOES NOT COVER ALL THREE BUILDINGS AT 18-22 CARDIGAN STREET, AND CURRENTLY ONLY APPLIES TO 18 AND 20 CARDIGAN STREET.
Carlton	Omitted or incorrect	Drummond Street	92-94	Contributory	Significant	510624		92-94 Drummond Street, CARLTON VIC 3053	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect	Drummond Street	96	Contributory	Significant	510625		96 Drummond Street, CARLTON VIC 3053	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect (streetscape category omitted)	Drummond Street	334-344	Significant	Significant	102717		334-344 Drummond Street, CARLTON VIC 3053	HO45	Police Station, 334-344 Drummond St, Carlton	B	H1543			
Carlton	Omitted or incorrect (streetscape category omitted)	Faraday Street	251	Significant	Significant	512713	Kathleen Syme Library and Community Centre	Kathleen Syme Library and Community Centre, 249-263 Faraday Street, CARLTON VIC 3053	HO57	Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton	A	H1625			
Carlton	C in City North precinct	Grattan Street	163	TBD	-	104453		163 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	165	TBD	-	104454		165 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	167	TBD	-	104455		167 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	169	TBD	-	104456		169 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	171	TBD	-	104457		171-173 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	173	TBD	-	104457		171-173 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	175	TBD	-	104458		175 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	177	TBD	-	104459		177 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	205-211 (Melvina Terrace)	TBD	-	104463	Malvina Terrace	205-211 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	215	TBD	-	104464		213-217 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	GRADING APPLIES TO 215 GRATTAN STREET, WHICH IS AN EARLY 1960S BUILDING, THE OFFICES OF ARCHITECTS EGGLESTON, MACDONALD & SECOMB. STRIKING BUILDING, IN THE BRUTALIST STYLE AND EXECUTED IN BRICK AND CONCRETE, AN EXEMPLARY PIECE OF LOCAL BRUTALISM BY THE ARCHITECTS.
Carlton	C in City North precinct	Leicester Street	174-180	TBD	-	101254	Melbourne Business School	Melbourne Business School, 183-195 Bouverie Street, CARLTON VIC 3053	HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	C		Reviewed	Contributory	
Carlton	C in City North precinct	Leicester Street	210-214 (Stella Longford Wine)	TBD	-	101255	Melbourne University	Melbourne University, 197-235 Bouverie Street, CARLTON VIC 3053	HO1130; HO1		C		Reviewed	Contributory	
Carlton	C in City North precinct	Leicester Street	222-234 (Gladstone Terrace)	TBD	-	101255	Melbourne University	Melbourne University, 197-235 Bouverie Street, CARLTON VIC 3053	HO1130; HO1		C		Reviewed	Significant	THIS IS A HIGHLY INTACT ROW OF SEVEN SUBSTANTIAL TWO-STORY RENDERED VICTORIAN TERRACES, CONSTRUCTED IN 1886-88, WHICH OVERLOOK UNIVERSITY SQUARE. UNUSUALLY, EACH BUILDING RETAINS ITS REAR WING. EACH INDIVIDUAL BUILDING IN THE ROW ALSO GAINS SIGNIFICANCE FROM BEING PART OF THIS HIGHLY INTACT GROUP.

Carlton	C in City North precinct	Lincoln Square South	11-13	TBD	-	109326		1-13 Lincoln Square South, CARLTON VIC 3053	HO1122	Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	C		Reviewed	Contributory	UNDERTOOK A SITE VISIT TO CONFIRM GRADING
Carlton	C in City North precinct	Lincoln Square South	15-17	TBD	-	518846		15-17 Lincoln Square South, CARLTON VIC 3053	HO1122	Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	C		Reviewed	Contributory	UNDERTOOK A SITE VISIT TO CONFIRM GRADING
Carlton	C in City North precinct	Lincoln Square South	23-31	TBD	-	105653	Sanro House	23-31 Lincoln Square South, CARLTON VIC 3053	HO1122	Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	C		Reviewed	Significant	THIS IS THE FORMER ALLAN & CO. PIANO STORE OF 1926, DESIGNED BY CEDRIC BALLANTYNE. CITY NORTH REVIEW IDENTIFIES THAT IT IS OF AESTHETIC SIGNIFICANCE AND A LANDMARK BUILDING IN THE STRIPPED CLASSICAL STYLE OF FIVE STOREYS, WITH A RED BRICK AND RENDERED CORNICE, SAWTOOTH ROOF, METAL-FRAMED WINDOWS, ORIGINALLY WITH A ROW OF HOPPERS. THE FACADE IS DIVIDED INTO FOUR BAYS BY WIDE LESENES, WHICH ARE FURTHER SUBDIVIDED INTO THREE SECTIONS OF VARYING WIDTH BY NARROWER LESENES. THE DETAILING TO THE UPPERMOST STOREY IS SLIGHTLY DIFFERENT IN THAT THE NARROWER LESENES DO NOT EXTEND 'OVER' THE HORIZONTAL PANELS BETWEEN THE FLOOR LEVELS. ALSO KNOWN AS SANRO HOUSE.
Carlton	Omitted or incorrect (streetscape category omitted)	Lygon Street	2	Significant	Significant	106254	Trades Hall	Trades Hall, 2-40 Lygon Street, CARLTON VIC 3053	HO68	Trades Hall, 2 Lygon Street & 172 Victoria Street, Carlton	A	H0663			
Carlton	Omitted or incorrect (streetscape category omitted)	Lygon Street	98-126	Significant	Significant	106250		98-126 Lygon Street, CARLTON VIC 3053	HO66	Lygon Buildings, 98-126 Lygon Street and 68-72 Queensberry Street, Carlton	A	H0406			
Carlton	Omitted or incorrect (streetscape category omitted)	Lygon Street	414-422	Significant	Significant	106186	Hotel Astor	414-422 Lygon Street, CARLTON VIC 3053	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect	Lygon Street	331-335	Significant	-	106153		331-335 Lygon Street, CARLTON VIC 3053	HO1	Carlton Precinct	B				
Carlton	Omitted or incorrect (streetscape category omitted)	Palmerston Street	221-239	Significant	Significant	106155	St Judes Church	St Judes Church, 221-239 Palmerston Street, CARLTON VIC 3053	HO65	St Judes Anglican Church, 349-371 Lygon Street, 221-239 Palmerston Street & 2-34 Keppel Street, Carlton	A	H0014			
Carlton	Omitted or incorrect (streetscape category omitted)	Palmerston Street	180	Significant	Significant	107200	All Nations Uniting Church	178-204 Palmerston Street, CARLTON VIC 3053	HO976		A	H2179			
Carlton	Omitted or incorrect (streetscape category omitted)	Palmerston Street	178-204	TBD	Significant	107200	All Nations Uniting Church	178-204 Palmerston Street, CARLTON VIC 3053	HO1		D		Changed	Significant	GRADING APPLIES TO THE LARGE FACE BRICK BUILDING WITH TILED ROOF FORMS, CONSTRUCTED IN 1932 AS AN ADDITION TO THE ALL NATIONS CHURCH COMPLEX. THE LATTER IS AN EARLIER A GRADED BLUESTONE CHURCH WHICH IS ON THE VLR. THE SUBJECT 1930S BUILDING WAS ORIGINALLY THE HEADQUARTERS OF THE CARLTON METHODIST MISSION, AND ITS CONSTRUCTION 'FILLED OUT' THE TRIANGULAR CORNER PREVIOUSLY OCCUPIED BY A SCHOOL. IT HAS THREE DISTINCT BUILDING COMPONENTS, INCLUDING SEPARATE PALMERSTON STREET ENTRIES TO DIFFERENT INTERNAL SPACES AND FACILITIES. THE APEX (WEST END) OF THE BUILDING IS MARKED BY A PENTAGONAL TOWER; THE SINGLE-STOREY MIDDLE SECTION HAS AN ARCADE ACROSS THE FRONTAGE; WHILE THE LARGE TWO-STOREY EASTERN COMPONENT ADOPTS A MORE TYPICAL ECCLESIASTICAL GABLED FORM. THE BUILDING IS DISTINGUISHED BY FINE BRICKWORK AND NUMEROUS ARCHED OPENINGS WITH CEMENT MOULDINGS AND DETAILS.
Carlton	C in City North precinct	Pelham Street	196	TBD	-	107551		196-198 Pelham Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS THE FORMER PELHAM HOTEL, OF C. 1873. IT IS AN ELEGANT CORNER BUILDING WHICH RETAINS ITS EARLY FORM AND EXPRESSION, INCLUDING SIMPLE DETAILING. THE AUSTERE PRESENTATION IS EVOCATIVE OF ITS EARLY DATE.
Carlton	D in individual	Queensberry Street	106-108	TBD	-	108038		106-112 Queensberry Street, CARLTON VIC 3053	HO96; HO1		D		Downgraded	Not significant or contributory	HERITAGE BUILDING HAS BEEN DEMOLISHED AND REPLACED WITH A MODERN APARTMENT BUILDING. RECOMMEND REMOVE HO96. THE PROPERTY SHOULD REMAIN IN HO1 AS NON-CONTRIBUTORY.
Carlton	D in individual	Queensberry Street	144-146	TBD	-	108032		144-146 Queensberry Street, CARLTON VIC 3053	HO807	144-146 Queensberry St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	19	Significant	Significant	107861	Cavazzi Terrace	19 Queensberry Street, CARLTON VIC 3053	HO87	19 Queensberry St, Carlton	C				
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	21	Significant	Significant	107862	Dalmeny House	21 Queensberry Street, CARLTON VIC 3053	HO88	Dalmeny House, 21 Queensberry St, Carlton	A	H0525			
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	23	Significant	Significant	107863	Cramond House	23 Queensberry Street, CARLTON VIC 3053	HO89	Cramond House, 23 Queensberry St and 4-12 Elm Tree Place, Carlton	A	H0482			
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	59	Significant	Significant	107864	Romanian Orthodox Church	53-63 Queensberry Street, CARLTON VIC 3053	HO90	59 Queensberry St, Carlton	A				
Carlton	D in individual	Rathdowne Street	29-31	TBD	-	108149		29-31 Rathdowne Street, CARLTON VIC 3053	HO809	29-31 Rathdowne St, Carlton	D		Changed	Significant	CITATION PREPARED FOR THE CARLTON HERITAGE REVIEW. ALSO RECOMMENDED THAT HO MAP BE UPDATED TO COVER THE EXISTING PROPERTY AS IT CURRENTLY INCORRECTLY APPLIES TO THE ADJOINING PROPERTY TO THE NORTH.
Carlton	Omitted or incorrect (streetscape category omitted)	Rathdowne Street	97-105	Significant	Significant	108156	Sheng Run House	97-105 Rathdowne Street, CARLTON VIC 3053	HO105	Former Presbyterian Manse, 97-105 Rathdowne Street, Carlton	A, C	H0017			

Carlton	Omitted or incorrect	Rathdowne Street	107-109	TBD	Significant	108158	St Nicholas Place	107-123 Rathdowne Street, CARLTON VIC 3053	HO992	World Heritage Environs Area Precinct	C		Changed	Significant	GRADING APPLIES TO THE TWO TERRACES AT 107-109 RATHDOWNE STREET, AND NOT TO THE MODERN DEVELOPMENT TO THE REAR AND NORTH. THIS IS A PAIR OF GRAND TWO-STORY VICTORIAN BALCONIED TERRACES, DISTINGUISHED BY ELABORATE PARAPETS AND STRING MOULDINGS AROUND OPENINGS, AND DEEP FRONT SETBACKS. THE PAIR ARE ASSOCIATED WITH THE HISTORICAL DEVELOPMENT OF MORE SUBSTANTIAL DWELLINGS IN THIS AREA OF RATHDOWNE STREET, FOLLOWING THE CONSTRUCTION OF THE ROYAL EXHIBITION BUILDING IN 1880. THE PAIR ARE IN A PRIME POSITION DIRECTLY OPPOSITE THE REB.
Carlton	Omitted or incorrect (streetscape category omitted)	Royal Parade	400 (Ikon Park)	Significant	Significant	107696	Princes Park	Princes Park, 200-590 Royal Parade, CARLTON NORTH VIC 3054	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect	University Street	Rear 61	TBD	-	106209		320 Lygon Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Downgraded	Non-contributory	THIS IS A TWO STOREY BRICK SKILLION ROOFED STRUCTURE, POSSIBLY A WORKSHOP POTENTIALLY DATING FROM THE INTERWAR PERIOD (C. LATE 1920S). RECENT AERIAL PHOTOGRAPHY (NEARMAP) CONFIRMS THE EXISTENCE OF A STRUCTURE WHICH BROADLY APPEARS SIMILAR TO THAT SHOWN IN THE 1885 BIF. A BRICK STRUCTURE IS VISIBLE ON THE 1886 MMBW PLAN, ALTHOUGH THE FORM OF THIS BUILDING IS NOT KNOWN, AND IT IS ALSO NOT KNOWN IF THIS IS THE EXISTING STRUCTURE. A RATE BOOK ENTRY FOR 1929 NOTES A 'BRICK HOUSE + FACTORY' AT THE 320 LYGON STREET PROPERTY. THE WORD FACTORY IS WRITTEN IN PENCIL, PERHAPS INDICATING A RECENT USE OR CONSTRUCTION (COM RATE BOOK, 1929, SMITH WARD, RATE NO. 1071). THIS BUILDING IS NOT VISIBLE FROM THE PUBLIC DOMAIN AND ITS LEVEL OF INTACTNESS IS UNABLE TO BE ASCERTAINED. DUE TO THIS, THE GRADING FOR THIS BUILDING CANNOT BE CONFIRMED. A CONTRIBUTORY GRADING STILL APPLIES TO 320 LYGON STREET.
Carlton	Omitted or incorrect	Victoria Place	25 (Victorian Art Statue Store)	TBD	-	109674		25 Victoria Place, CARLTON VIC 3053	HO1	Carlton Precinct	D		Confirmed	Contributory	
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	384-388	Significant	Significant	100352	The Bionic Ear Institute	384-388 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	390	Significant	Significant	100351		390 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	392	Significant	Significant	100350		392 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	394	Significant	Significant	100349		394 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	396	Significant	Significant	100348		396 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	398	Significant	Significant	100347		398 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	400	Significant	Significant	100346		400 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect	Albert Street	402	Significant	Significant	100345		402 Albert Street, EAST MELBOURNE VIC 3002	HO120	402-406 Albert St, East Melbourne	A				
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Cathedral Place	2-60	Significant	Significant	101782	St Patricks Cathedral	St Patricks Cathedral, 2-60 Cathedral Place, EAST MELBOURNE VIC 3002	HO129	St. Patricks Cathedral Precinct, 2-20 Gisborne Street, 2-60 Cathedral Place, 371-449 Albert Street, 7-9 Lansdowne Street, East Melbourne	A	H0008			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Clarendon Street	22-40	Significant	Significant	102013	Mosspennoch	22-40 Clarendon Street, EAST MELBOURNE VIC 3002	HO130	Philadelphia Robertson House (Mosspennoch), 22-40 Clarendon Street, East Melbourne	A	H0420			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Clarendon Street	84-122	Significant	Significant	102006	Bishopscourt	Bishopscourt, 84-122 Clarendon Street, EAST MELBOURNE VIC 3002	HO131	Bishopscourt, 84-122 Clarendon St, East Melbourne	A	H0027			
East Melbourne & Jolimont	Omitted or incorrect	Clarendon Street	222	Contributory	-	102002	Victoria House	214-222 Clarendon Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D				

East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	2-4	Significant	Significant	104107	Tuffnell Lodge	2-4 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	6	Significant	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	8	Significant	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	10	-	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	12	Significant	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	14-16	Significant	Significant	104105		14-16 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	9-11	Significant	Significant	104104	Kingsley	Kingsley, 9-11 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	George Street	125	TBD	-	104251		125-127 George Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	THERE ARE THREE BUILDING COMPONENTS AT THE ADDRESS OF 125 GEORGE STREET. THE BUILDING AT 125, WHICH FRONTS GEORGE STREET, IS ONE OF A ROW OF THREE TERRACES AND IS CONTRIBUTORY. TO THE REAR OF THIS BUILDING, AND NOT FRONTING GEORGE STREET, ARE 125A AND 125 B. 125A IS AN A GRADE BUILDING WHICH IS SIGNIFICANT. 125B IS AN OUTBUILDING WHICH IS GRADED C AND IS CONTRIBUTORY.	
East Melbourne & Jolimont	Omitted or incorrect	George Street	125B	TBD	-	104251		125-127 George Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	SEE ABOVE COMMENTS FOR 125 GEORGE STREET.	
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Gipps Street	104	Significant	Significant	107667		98-106 Gipps Street, EAST MELBOURNE VIC 3002	HO986	Residence, 104 Gipps Street, East Melbourne	A	H2131				
East Melbourne & Jolimont	Omitted or incorrect	Hotham Street	146	Significant	Significant	104983		146 Hotham Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Hotham Street	148	Significant	Significant	104982		148 Hotham Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Hotham Street	127-143	Significant	Significant	107684	Cairns Apartments	127-143 Hotham Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Jolimont Terrace	14	Contributory	Significant	105156	Jolimont House	14 Jolimont Terrace, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D					
East Melbourne & Jolimont	Omitted or incorrect	Lansdowne Street	12	Contributory	-	105436		12 Lansdowne Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D					
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Powlett Street	118-122	Significant	Significant	107666	Claverings	118-122 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	Median Strip b/w Albert & Victoria Sts	TBD	-	ASSET	NA	Median Strip b/w Albert & Victoria Sts	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	GRADING APPLIES TO THE SMALL BRICK SUBSTATION LOCATED IN THE MEDIAN STRIP	
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	63-71 (Interior)	TBD	-	107628	Powlett Mansions	63-71 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Downgraded (interior only)	Non-contributory (interior only)	THE LARGE INTERWAR BUILDING AT THIS ADDRESS WAS CONFIRMED CONTRIBUTORY WITH C258. HOWEVER, THIS SPECIFIC ENTRY RELATES TO THE INTERIOR OF AN EARLY SHOP WHICH IS INTEGRATED INTO THE LATER INTERWAR DEVELOPMENT. IT IS UNDERSTOOD THAT THE INTERIOR WAS INSPECTED AND ASSESSED IN 1983. IT WAS NOT INSPECTED FOR THIS LATEST ASSESSMENT. AS A PROPERTY INCLUDED IN THE HO2 PRECINCT, INTERNAL CONTROLS DO NOT APPLY. THE INTERIOR IS RECOMMENDED TO BE DOWNGRADED TO NON CONTRIBUTORY.	
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	Single storey building	TBD	-	107632	Magnolia Court Boutique Hotel	95-101 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	UNDERTOOK A SITE VISIT TO CONFIRM GRADING OF SINGLE-STOREY BUILDING ON THE NORTH OF THE PROPERTY, WHICH ADJOINS VON GUERARD PLACE.	
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	107	Contributory	-	107633	Grath Elms House	105-109 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D					

East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	129	Significant	Significant	107637		129 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	131	Significant	Significant	107638		131 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	133	Significant	Significant	107639		133 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	135	Significant	Significant	107640		135 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Simpson Street	8	Significant	-	110012	Eastbourne House	56-70 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Simpson Street	10	Significant	-	110012	Eastbourne House	56-70 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Simpson Street	46-48	Contributory	-	108790	La Maisonette	46-48 Simpson Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D					
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Spring Street	110-160	Significant	Significant	108974	Parliament of Victoria	Parliament of Victoria, 110-160 Spring Street, EAST MELBOURNE VIC 3002	HO175;HO907 ; HO500		A	H1722;H1317				
East Melbourne & Jolimont	Omitted or incorrect	Victoria Parade	376	Significant	-	102002	Victoria House	214-222 Clarendon Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Victoria Parade	378	Significant	-	102002	Victoria House	214-222 Clarendon Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Wellington Parade	48-54	Significant	Significant	110013	The Makin	48-54 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					

East Melbourne & Jolimont	Omitted or incorrect	Wellington Parade	62	Significant	-	110012	Eastbourne House	56-70 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	-				
Flemington & Kensington	Omitted or incorrect	Barnett Street	75	Contributory	-	615552	Roselane Cottage	75 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	77	Contributory	-	615554		77 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	79	Contributory	-	615555		79 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	81	Contributory	-	615557		81 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	83	Contributory	-	615559		83 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	85	Contributory	-	615560		85 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	87	Contributory	-	615562	Kensington Palace	87 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	89	Contributory	-	615563	Loddon	89 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				

Flemington & Kensington	Omitted or incorrect	Barnett Street	93	Contributory	-	615573		93 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	95	Contributory	-	615577		95 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	97	Contributory	-	615579		97 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	D in individual	Bayswater Road	2	TBD	-	100945		2 Bayswater Road, KENSINGTON VIC 3031	HO205	2 Bayswater Road, Kensington	D		Changed	Significant		C.1911 EDWARDIAN TIMBER HOUSE. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	Omitted or incorrect	Bayswater Road	76	TBD	-	100920		76 Bayswater Road KENSINGTON VIC 3031	HO815*	72-76 Bayswater Road, Kensington*	D		Confirmed	Contributory		WAS INCORRECTLY LEFT OFF HO MAP. UPDATE HO MAP TO INCLUDE THIS PROPERTY. THE ADDRESS FOR HO815 IN THE SCHEDULE TO THE HERITAGE OVERLAY IS CORRECT.
Flemington & Kensington	Omitted or incorrect	Bayswater Road	90-92	TBD	-	100915		90-92 Bayswater Road KENSINGTON VIC 3031	HO211*	90-98 Bayswater Road, Kensington*	D		Changed	Significant		EDWARDIAN HOUSE, ADJOINS HO211 BUT FACES IN A DIFFERENT DIRECTION ON BAYSWATER ROAD. IS SIGNIFICANT AND IS RECOMMENDED AS A NEW INDIVIDUAL HO WITH ITS OWN CITATION, AND NOT TO BE INCLUDED IN HO211.
Flemington & Kensington	D in individual	Bayswater Road	17-19	TBD	-	100883		17-19 Bayswater Road, KENSINGTON VIC 3031	HO198	17 Bayswater Road, Kensington	D		Changed	Significant		1925 BRICK BUNGALOW. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION. HO198 MAPPING INCORRECTLY APPLIES TO THE REAR OF THE ADJOINING PROPERTIES AT 21 AND 23 BAYSWATER ROAD, AND IS RECOMMENDED TO BE REMOVED FROM THESE PARTS OF THE PROPERTIES.
Flemington & Kensington	D in individual	Bayswater Road	59	TBD	-	100897		59 Bayswater Road, KENSINGTON VIC 3031	HO201	59 Bayswater Road, Kensington	D		Changed	Significant		1907 RENDERED MASONRY COTTAGE. HO201 MAPPING IS INCORRECT AND COVERS ADJOINING PROPERTIES AT 61, 63 AND 65 BAYSWATER ROAD WHICH ARE NOT OF HERITAGE VALUE. THE HO MAP SHOULD BE REMOVED FROM THESE LATTER PROPERTIES AND PLACED OVER THE SUBJECT PROPERTY, WHICH IS SIGNIFICANT, AND PREPARE CITATION.
Flemington & Kensington	D in individual	Bayswater Road	83	TBD	-	100905		83 Bayswater Road, KENSINGTON VIC 3031	HO204	83 Bayswater Road, Kensington	D		Changed	Significant		1923 BRICK INTERWAR HOUSE. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	Omitted or incorrect	Bruce Street	43	Significant	-	100818		21-37 Barrett Street, KENSINGTON VIC 3031	HO1097	Limb Scurry & Limb and Alfred Lawrence Laboratories and works 29-37 Barrett Street, Kensington (including alternate address 43 Bruce Street, Kensington)	C					
Flemington & Kensington	Omitted or incorrect (streetscape category omitted)	Elizabeth Street	2-50	Significant	Significant	103334	Young Husband	2-50 Elizabeth Street, KENSINGTON VIC 3031	HO1162-2	Goldsbrough Row and Co. later Younghusband P/L Wool and Grain warehouses 2-50 Elizabeth Street, Kensington	B					
Flemington & Kensington	D in individual	Epsom Road	5	TBD	-	103364		1-7 Epsom Road, KENSINGTON VIC 3031	HO223	1-7 Epsom Road, Kensington	D		Downgraded	Not significant or contributory		5 EPSOM ROAD IS A BRICK VICARAGE WHICH IS PART OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD. HO223 COVERS THE CHURCH BUT NOT NO 5 WHICH WAS INCORRECTLY LEFT OUT OF THE HO MAPPING. THE WHOLE OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD, INCLUDING THE SIGNIFICANT GRADED CHURCH, IS RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO9, WITH HO223 RECOMMENDED TO BE REMOVED. THE BUILDING AT 5 EPSOM ROAD IS NOT SIGNIFICANT NOR CONTRIBUTORY DUE TO BEING HEAVILY ALTERED BUT SHOULD STILL BE INCLUDED IN HO9 AS A NON-CONTRIBUTORY PART OF THIS PROPERTY.
Flemington & Kensington	D in individual	Epsom Road	7	TBD	-	103364		1-7 Epsom Road, KENSINGTON VIC 3031	HO223	1-7 Epsom Road, Kensington	D		Confirmed	Contributory		7 EPSOM ROAD IS A TIMBER EDWARDIAN RESIDENCE WHICH IS PART OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD. HO223 COVERS THE CHURCH BUT NOT NO 7 WHICH WAS INCORRECTLY LEFT OUT OF THE HO MAPPING. THE WHOLE OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD, INCLUDING THE SIGNIFICANT GRADED CHURCH, IS RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO9, HO223 RECOMMENDED TO BE REMOVED. THE BUILDING AT 7 EPSOM ROAD IS CONTRIBUTORY AND SHOULD BE INCLUDED IN HO9 AS PART OF THIS PROPERTY.

Flemington & Kensington	D in individual	Epsom Road	25	TBD	-	103372		25 Epsom Road, KENSINGTON VIC 3031	HO227	25 Epsom Road, Kensington	D		Downgraded	Not significant or contributory	SMALL TIMBER RESIDENCE, EDWARDIAN, 1913. HO227 HAS BEEN WRONGLY MAPPED OVER ADJOINING 23 EPSOM RD, AND HO SHOULD BE REMOVED FROM INCORRECT PROPERTY. THE SUBJECT PROPERTY IS NOT SIGNIFICANT, HAS BEEN STRIPPED OF DETAIL AND MODERN MATERIALS ADDED TO FRONTAGE, DOES NOT WARRANT INDIVIDUAL HO CONTROL. THERE ARE NEARBY HO, INCLUDING HO228 AND HO818, BUT THIS BUILDING IS NOT AS INTACT OR ELABORATE AS THE OTHERS IN THESE HO, AND ON THAT BASIS SHOULD NOT BE ADDED TO THE NEARBY HO.
Flemington & Kensington	Omitted or incorrect	Gordon Crescent	10	TBD	-	615853		10 Gordon Crescent, KENSINGTON VIC 3031	HO9	Kensington Precinct	D		Confirmed	Contributory	
Flemington & Kensington	D in individual	Gower Street	19	TBD	-	104384		19 Gower Street, KENSINGTON VIC 3031	HO233	19 Gower Street, Kensington	D		Changed	Significant	C.1883 VICTORIAN VILLA. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	Omitted or incorrect	Gower Street	37 (Gateway)	TBD	-	104393	Holy Rosary Catholic Primary School	Holy Rosary Catholic Primary School, 37-43 Gower Street, KENSINGTON VIC 3031	HO234	27-37 Gower Street, Kensington	D		Confirmed	Contributory	GRADING APPLIES TO THE FENCE, AS A NINETEENTH CENTURY REMNANT OF AN EARLIER PROPERTY. THE GATEWAY (AS PART OF THE FENCE) APPEARS TO BE MODERN BUT AS A SYMPATHETIC ELEMENT AND PART OF THE OVERALL FENCE IT CAN BE CONSIDERED AS PART OF THE CONTRIBUTORY GRADING.
Flemington & Kensington	D in individual	Kensington Road	2-4	TBD	-	105268		2-4 Kensington Road, KENSINGTON VIC 3031	HO241; HO9		D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, WITH HO241 RECOMMENDED FOR REMOVAL.
Flemington & Kensington	Omitted or incorrect	Kensington Road	44-46	TBD	-	105249		44-46 Kensington Road KENSINGTON VIC 3031	HO245*	46-52 Kensington Road, Kensington*	D		Confirmed	Contributory	CORRECT THE HO245 MAPPING TO INCLUDE THIS PROPERTY. THE ADDRESS IN THE SCHEDULE TO THE HO, FOR HO245, INCLUDES 46-52 KENSINGTON ROAD. IT SHOULD BE CORRECTED TO INCLUDE 44.
Flemington & Kensington	D in individual	Kensington Road	56	TBD	-	105244		56 Kensington Road, KENSINGTON VIC 3031	HO246	56 Kensington Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, WITH HO246 RECOMMENDED FOR REMOVAL.
Flemington & Kensington	Omitted or incorrect	Kensington Road	31	TBD	-	105217		31 Kensington Road KENSINGTON VIC 3031	HO240*	21-31 Kensington Road, Kensington*	D		Confirmed	Contributory	CORRECT THE HO240 MAPPING TO INCLUDE THIS PROPERTY. THE ADDRESS IN THE SCHEDULE TO THE HO IS CORRECT.
Flemington & Kensington	D in individual	Kensington Road	33A	TBD	-	105219		33A Kensington Road, KENSINGTON VIC 3031	HO819	35 Kensington Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, TOGETHER WITH 33 KENSINGTON ROAD.
Flemington & Kensington	D in individual	Kensington Road	33	TBD	-	105218		33 Kensington Road KENSINGTON VIC 3031	HO819	35 Kensington Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, TOGETHER WITH 33a KENSINGTON ROAD, WITH HO819 RECOMMENDED FOR REMOVAL.
Flemington & Kensington	Omitted or incorrect	Macaulay Road	429-431	Contributory	-	597960		429-431 Macaulay Road, KENSINGTON VIC 3031	HO9	Kensington Precinct	D				
Flemington & Kensington	Omitted or incorrect	McConnell Street	9A	TBD	-	627677		9A McConnell Street, KENSINGTON VIC 3031	HO9	Kensington Precinct	E		Confirmed	Contributory	
Flemington & Kensington	D in individual	Westbourne Road	9	TBD	-	110029		9 Westbourne Road, KENSINGTON VIC 3031	HO265	9 Westbourne Road, Kensington	D		Downgraded	Not significant or contributory	THIS BUILDING IS NOT SIGNIFICANT AND DOES NOT WARRANT AN INDIVIDUAL HO. ALSO NOT PART OF A PRECINCT IN THIS GENERAL AREA OF WESTBOURNE ROAD. RECOMMEND REMOVE HO265.
Flemington & Kensington	D in individual	Westbourne Road	17	TBD	-	110033		17 Westbourne Road, KENSINGTON VIC 3031	HO266	17 Westbourne Road, Kensington	D		Changed	Significant	DOUBLE-FRONTED WEATHERBOARD HOUSE, PRE-1882. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	D in individual	Westbourne Road	59	TBD	-	110052		59 Westbourne Road, KENSINGTON VIC 3031	HO269	59 Westbourne Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT CONTRIBUTORY AND RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO868. UPDATE THE ADDRESS IN THE HO SCHEDULE FOR HO868 TO INCLUDE REFERENCE TO 59 WESTBOURNE ROAD. RECOMMEND REMOVE HO269.
Flemington & Kensington	D in individual	Westbourne Road	69	TBD	-	110057		69 Westbourne Road, KENSINGTON VIC 3031	HO271	69 Westbourne Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT CONTRIBUTORY AND RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO868. UPDATE THE ADDRESS IN THE HO SCHEDULE FOR HO868 TO INCLUDE REFERENCE TO 69 WESTBOURNE ROAD. RECOMMEND REMOVE HO271.
Flemington & Kensington	Omitted or incorrect	Wight Street	7B	Contributory	-	704760		7A-7B Wight Street, KENSINGTON VIC 3031	HO9; HO9		D				
Melbourne	Omitted or incorrect	A'Beckett Street	100-104	Significant	-	100168	MCC Childcare	100-104 A'Beckett Street, MELBOURNE VIC 3000	HO993	104 A'Beckett Street	B				

Melbourne	Omitted or incorrect	A'Beckett Street	Rear Substation 104	TBD	-	100169		Rear Substation 104 A'Beckett Street, MELBOURNE VIC 3000	HO993	104 A'Beckett Street	Unknown			Non-contributory (rear substation only)	THE NON-CONTRIBUTORY GRADING APPLIES TO THE SUBSTATION AT THE REAR OF THE HERITAGE BUILDING WHICH FRONTS A'BECKETT STREET. UNDERTOOK A SITE VISIT TO CONFIRM THE GRADING AS THE SUBSTATION IS NOT VISIBLE FROM A'BECKETT STREET. THERE IS AN OLDER BUILDING BUT IT IS OF LIMITED HERITAGE INTEREST AND HAS BEEN MODIFIED.
Melbourne	Omitted or incorrect	A'Beckett Street	144-148	Significant	-	100164		144-148 A'Beckett Street, MELBOURNE VIC 3000	HO1148	Former Factory 144-148 A'Beckett Street, Melbourne	C				
Melbourne	Omitted or incorrect	Alfred Place	7-19	TBD	-	100398		7-19 Alfred Place, MELBOURNE VIC 3000	HO504	Collins East Precinct	B		Confirmed	Significant	THIS IS THE NAVAL & MILITARY CLUB. GRADING B. WAS REVIEWED AND UPGRADED TO SIGNIFICANT WITH C250. HISTORIC NAVAL AND MILITARY CLUB BUILDING, CONSTRUCTED IN 1885 AS THE GERMAN CLUB, DESIGNED BY ARCHITECT J A B KOOH. A SUBSTANTIAL, THREE-STORY RENDERED RENAISSANCE REVIVAL BUILDING, WITH LATER ADDITIONS. AN IMPORTANT SURVIVING NINETEENTH CENTURY CLUB BUILDING WHICH WAS REMODELLED BY THE NAVAL AND MILITARY CLUB, FOLLOWING WWI.
Melbourne	C in City North precinct	Berkeley Street	141-147	TBD	-	103264	Infinity Place	141-147 Berkeley Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Confirmed	Contributory	THIS IS THE INFINITY STUDENT HOUSING AND THE FRONTAGE OF THE FORMER WAREHOUSE BUILDING HAS BEEN RETAINED.
Melbourne	Omitted or incorrect	Bourke Street	14	TBD	-	504545		14 Bourke Street, MELBOURNE VIC 3000	HO524; HO500		Contributory		Confirmed	Contributory	THIS PROPERTY IS CONTRIBUTORY TO HO500
Melbourne	Omitted or incorrect	Bourke Street	16	TBD	-	504544		16 Bourke Street, MELBOURNE VIC 3000	HO524; HO500		Contributory		Confirmed	Contributory	
Melbourne	D in individual	Bourke Street	72-74	TBD	-	101226		72-74 Bourke Street, MELBOURNE VIC 3000	HO535; HO500		Contributory		Changed	Significant	PAIR OF TWO STOREY SHOPS FROM 1860. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Melbourne	D in individual	Bourke Street	86	TBD	-	101223		86 Bourke Street, MELBOURNE VIC 3000	HO538; HO500		Contributory		Changed	Significant	INTERWAR THREE-STORY SHOP, HILL OF CONTENT. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Melbourne	Omitted or incorrect	Bourke Street	274-278	TBD	-	101198		274-278 Bourke Street, MELBOURNE VIC 3000	HO509	Post Office Precinct	B		Confirmed	Significant	THIS BUILDING WAS CONSTRUCTED IN 1859, REPUTEDLY THE OLDEST REMAINING IN THE BOURKE STREET MALL, ALBERT WITH A LATER FRONTAGE. BIF STATES THAT THE RESTRAINED RENAISSANCE REVIVAL FAÇADE PROVIDES BALANCE AND CONTEXT TO THE LATER DEVELOPMENTS IN THE PRECINCT IN THE EARLY PART OF THE TWENTIETH CENTURY.
Melbourne	D in individual	Bourke Street	19-21	TBD	-	101105		19-21 Bourke Street, MELBOURNE VIC 3000	HO525; HO500		Contributory		Confirmed	Contributory	TWO-STORY OVERPAINTED BRICK SHOP BUILDING CONSTRUCTED IN 1901. IS NOT SIGNIFICANT AND DOES NOT WARRANT AN INDIVIDUAL HO. RECOMMEND REMOVAL OF HO525 AND INCLUDE IN HO500 AS A CONTRIBUTORY PROPERTY TO THE PRECINCT.
Melbourne	D in individual	Bourke Street	39-43	TBD	-	101109		39-43 Bourke Street, MELBOURNE VIC 3000	HO530; HO500		Contributory		Confirmed	Contributory	ROW OF THREE TWO-STORY EDWARDIAN SHOPS. IS NOT SIGNIFICANT AND DOES NOT WARRANT AN INDIVIDUAL HO. RECOMMEND REMOVAL OF HO530 AND INCLUDE IN HO500 AS A CONTRIBUTORY PROPERTY TO THE PRECINCT.
Melbourne	D in individual	Bourke Street	75-77	TBD	-	101115		73-77 Bourke Street, MELBOURNE VIC 3000	HO536; HO500		Contributory		Changed	Significant	C.1880, ROW OF THREE, THREE-STORY VICTORIAN SHOPS. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Melbourne	Omitted or incorrect	Bourke Street	345-347	TBD	-	101145	London Stores	152-168 Elizabeth Street, MELBOURNE VIC 3000	HO509	Post Office Precinct	C		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Celestial Avenue	20	TBD	-	104782		Substation 23-31 Heffernan Lane, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C		Confirmed	Significant	THE SIGNIFICANT GRADING APPLIES TO 1920S BRICK SUBSTATION WITH A FRONTAGE TO CELESTIAL AVENUE AND AN ADDRESS OF 20 CELESTIAL AVENUE. THIS IS A SUBSTANTIAL 1920S CITY OF MELBOURNE ELECTRICAL SUPPLY SUBSTATION. IT IS EXTERNALLY INTACT, AND RETAINS ITS RED BRICK CHARACTER WITH RENDERED DETAILS, AND IS DISTINGUISHED BY AN ELABORATE (FOR A SUBSTATION) PEDIMENTED PARAPET, RED BRICK PLASTERS WHICH RISE THROUGH THE UPPER FAÇADE LEVELS TO THE PARAPET, AND ORIGINAL MULTI-PANED INDUSTRIAL WINDOWS AS PER THE HERITAGE DATABASE. THIS BUILDING WAS CONSTRUCTED TO SUPPLY THE EXPANDING LIGHT INDUSTRY IN THIS AREA OF THE CAD IN THE EARLY TWENTIETH CENTURY, AND WAS ONE OF A COMPLEX OF SUBSTATIONS IN THIS PART OF THE CITY.
Melbourne	Omitted or incorrect	Celestial Avenue	15-17	Significant	-	101783		15-17 Celestial Avenue, MELBOURNE VIC 3000	HO556; HO507		B				
Melbourne	Omitted or incorrect	Collins Street	86-88	Significant	-	102158		86-88 Collins Street, MELBOURNE VIC 3000	HO572; HO504		B				

Melbourne	Omitted or incorrect	Collins Street	111-113	TBD	-	102069	Francis House	107-113 Collins Street, MELBOURNE VIC 3000	HO504	Collins East Precinct	C		Changed	Significant	THE SIGNIFICANT GRADING APPLIES TO THE BUILDING AT 111-113 COLLINS STREET, WHICH ABUTS THE WEST SIDE OF FRANCIS HOUSE WHICH IS AT 107 COLLINS STREET, AND HAS THE NAME 'FRANCIS HOUSE' TO ITS FAÇADE. THE SUBJECT BUILDING ALSO ADJOINS GEORGE PARADE. THE SUBJECT BUILDING DATES FROM 1938 AND IS THE FORMER UNION BANK CHAMBERS, DESIGNED BY NOTED ARCHITECTS WALTER & RICHARD BUTLER. IT IS A SUBSTANTIAL COMMERCIAL BUILDING OF SOME SEVEN/EIGHT STOREYS. ACCORDING TO THE I HERITAGE DATABASE: NOTABLE FEATURES INCLUDE UNPAINTED DECORATIVE BRICKWORK, IN A TWO-COLOUR BRICK FAÇADE DIVIDING OFF PODIUM AND UPPER LEVELS WITHIN THE NEO-CLASSIC STYLISTIC VOCABULARY USED IN THE DESIGN. THE WINDOW FRAMES AND SPANDRELS ARE ALL BRONZED, OCCUPYING VERTICAL STRIPS IN THE BUILDING, IN THE FORM OF A PILASTRADE WHICH SUPPORTS AN IMPLIED MASSIVE BRICK ENTABLATURE AT THE PARAPET. SIMILARLY IMPLIED GIANT ORDER PILASTERS SUPPORT THE PODIUM LEVEL. POLISHED GRANITE TILE FACING IS USED AT GROUND LEVEL. TWO COPPER BRACKETED LAMPS ON THE PODIUM ENTABLATURE ARE FEATURES. SIGNIFICANCE: A NEAR INTACT AND SUCCESSFUL DESIGN IN THE MODERN CLASSICAL CUM MODERN MANNER WHICH POSSESSES NOTABLE METAL AND BRICK DETAILING, RELATES WELL TO THE ADJOINING NEO-GEORGIAN FRANCIS HOUSE AND IS OF HISTORICAL INTEREST AS OFFICES FOR A NOW DEFUNCT BANKING COMPANY.
Melbourne	Omitted or incorrect	Coverlid Place	Camp's First Store	TBD	-	101212		152-158 Bourke Street MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	Unknown		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Coverlid Place	Camp's Second Warehouse	TBD	-	101212		152-158 Bourke Street MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	Unknown		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Coverlid Place	2 (approx.)	TBD	-	101212		152-158 Bourke Street MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	Unknown		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Crossley Street	10-26	TBD	-	102272		10-26 Crossley Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Crossley Street	30-32	TBD	-	105831	The Crossley Hotel	47-55 Little Bourke Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Downgraded (no 30-32 only)	Non-contributory (no 30-32 only)	THE BUILDING AT 30-32 CROSSLEY STREET IS IDENTIFIED AS A VICTORIAN BUILDING IN THE I HERITAGE DATABASE. THIS BUILDING HAS EITHER BEEN DEMOLISHED OR HAS HAD A NEW FRONTAGE ADDED. IT PRESENTS AS A MODERN BUILDING.

Melbourne	Omitted or incorrect	Crossley Street	11-25	TBD	-	102268	Sapphire House	11-25 Crossley Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Changed	Significant	THIS BUILDING WAS CONSTRUCTED IN 1957, THE ARCHITECT HAS NOT BEEN IDENTIFIED. IT IS INCLUDED IN THE NATIONAL TRUST PUBLICATION 'MELBOURNE'S MARVELLOUS MODERNISM' (2014), DESCRIBED AS A TWO-STORY BRICK MASONRY BUILDING WITH RECESSED GLAZING WITHIN PROTRUDING WHITE WINDOW FRAMES, TERRACOTTA FACING TO GROUND LEVEL SHOPFRONTS WHICH ARE LARGELY INTACT, AS IS MOST OF THE EXTERIOR. A SEPARATE OFFICE ENTRANCE AND STAIR IS AT THE SOUTH END. AS PER THE NATIONAL TRUST PUBLICATION, THIS IS AN EXAMPLE OF A MODEST CITY BUILDING WHICH EMBRACED THE MODERNIST THEME OF APPARENT WEIGHTLESSNESS, WHERE THE UPPER FLOOR(S) PROJECTED ABOVE A RECESSED GROUND FLOOR. THIS APPROACH WAS ACHIEVED TO STRIKING EFFECT WITH SAPPHIRE HOUSE. IT ALSO PROVIDED AN APPROPRIATE HUMAN SCALE TO THE TIGHT LANEWAY CONTEXT AND IS ONE OF FEW MODERNIST BUILDINGS IN CCZ LANEWAYS. THE BLUE TILING TO THE SHOPFRONTS MAY REFERENCE THE COLOUR OF SAPPHIRES. HURWITZ GEMS REMAIN IN PART OCCUPATION OF THE BUILDING.
Melbourne	Omitted or incorrect	Elizabeth Street	490-494	Significant	-	103295		490-494 Elizabeth Street, MELBOURNE VIC 3000	HO1150	Former Veall's Building 490-494 Elizabeth Street, Melbourne	C				
Melbourne	C in City North precinct	Elizabeth Street	506-516	TBD	Significant	103292	Victoria Square	Victoria Square, 506-516 Elizabeth Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C			Reviewed	Contributory
Melbourne	C in City North precinct	Elizabeth Street	520-522	TBD	-	103290		520-522 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Contributory
Melbourne	C in City North precinct	Elizabeth Street	524-530	TBD	-	103289	Loyal Orange House	524-530 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Contributory
Melbourne	C in City North precinct	Elizabeth Street	532-534 (rear)	TBD	-	103288		532-534 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Contributory
Melbourne	C in City North precinct	Elizabeth Street	544-548 (rear)	TBD	-	103286		544-548 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Contributory
Melbourne	C in City North precinct	Elizabeth Street	550-554	TBD	-	103285		550-554 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Contributory
Melbourne	C in City North precinct	Elizabeth Street	556-562	TBD	-	103284		556-562 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Contributory

Melbourne	C in City North precinct	Elizabeth Street	576-578	TBD	-	103281		576-578 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	580	TBD	-	103280		580 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	600-608	TBD	-	103277		600-608 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	618-630	TBD	-	103273		618-630 Elizabeth Street, MELBOURNE VIC 3000	HO100; HO1124		C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	650-652	TBD	-	103271	Hollyford Apartments	Hollyford Apartments, 646-652 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	656-658	TBD	-	103269		656-658 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	676-678	TBD	-	103266		676-678 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	680-682	TBD	-	103265		680-682 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	413-417	TBD	-	103219		413-417 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Contributory	
Melbourne	Omitted or incorrect	Elizabeth Street	419	Significant	-	103220		419 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B				
Melbourne	Omitted or incorrect	Elizabeth Street	421	Significant	-	103221		421 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B				

Melbourne	Omitted or incorrect	Elizabeth Street	423-425	Significant	-	103222		423-425 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	427	Significant	-	103223		427 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	429-431	Significant	-	103224		429-431 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	433-435	Significant	-	103225		433-435 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	C in City North precinct	Elizabeth Street	437-439	TBD	-	103226		437-439 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C			Reviewed	Contributory	
Melbourne	Omitted or incorrect	Elizabeth Street	441-445	Significant	-	103227		441-447 Elizabeth Street, MELBOURNE VIC 3000	HO1022; HO1125		B					
Melbourne	Omitted or incorrect	Elizabeth Street	447	Significant	-	103227		441-447 Elizabeth Street, MELBOURNE VIC 3000	HO1022; HO1125		B					
Melbourne	C in City North precinct	Elizabeth Street	453-459	TBD	-	103229	Q Apartments	453-459 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C			Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	463	TBD	-	562691		463 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C			Reviewed	Significant	FORMER COMMONWEALTH BANK OF 1956, AT 463-465 ELIZABETH STREET. ACCORDING TO CITY NORTH REVIEW: HAS A DISTINCTIVE SKILLION FORM, BRICKWORK PATTERN (NOW PAINTED), AND A CANTED FRONT WINDOW (CURRENTLY OBSCURED). DESIGNED BY COMMONWEALTH DEPARTMENT OF WORKS (SLV, IMAGE: A18981). CONFIRM THAT THIS BUILDING, WHILE ALTERED, HAS A DISTINCTIVE SKILLION FORM, AND VERTICALLY-ORIENTATED, BRICK PATTERNING TO INFILL PANELS TO EAST ELEVATION. CANTED GLAZING TO EAST ELEVATION IS OBSCURED BY A SCREEN AND GLAZING TO SOUTH ELEVATION HAS BEEN PAINTED OVER. WALLS NOW PAINTED WERE POSSIBLY NOT ORIGINALLY. INCLUDED IN THE NATIONAL TRUST PUBLICATION 'MELBOURNE'S MARVELLOUS MODERNISM' (2014) AND DESCRIBED AS HIGHLY EVOCATIVE OF ITS ERA AND AN EXAMPLE OF 'FEATURIST' STYLE THROUGH THE BOLD ANGLED ROOF FORM. IN ADDITION WHILE A MODESTLY SCALED BUILDING, THE CORNER LOCATION TO FRANKLIN STREET GIVES THE SKILLION FORM AND PROFILE SOME PROMINENCE. HAD BEEN THE SITE OF THE SIR WALTER SCOTT HOTEL ESTABLISHED BY 1858.
Melbourne	C in City North precinct	Elizabeth Street	465	TBD	-	562692		465 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C			Reviewed	Significant	SAME AS ABOVE
Melbourne	Omitted or incorrect	Elizabeth Street	467	Significant	-	562693		467 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	469	Significant	-	511516		469 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	471	Significant	-	511518		471 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	C in City North precinct	Elizabeth Street	473-481	TBD	-	103231	Queen Victoria Mews	473-481 Elizabeth Street, MELBOURNE VIC 3000	HO1025; HO1125		C			Reviewed	Significant	AS PER THE HOODLE GRID STATEMENT OF SIGNIFICANCE FOR HO1025.
Melbourne	C in City North precinct	Elizabeth Street	483-485	TBD	-	103232		483-485 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C			Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	487	TBD	-	103233		487 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C			Reviewed	Contributory	
Melbourne	Omitted or incorrect	Elizabeth Street	489-499	Significant	-	103234	Jasper Hotel	489-499 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	501-503	Significant	-	103235		501-503 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					

Melbourne	C in City North precinct	Elizabeth Street	529-533	TBD	-	103236		529-541 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Downgraded (529-533 only)	Non-contributory (no 529-533)	THE BUILDING AT 529-533 HAS BEEN DEMOLISHED AND REDEVELOPED WITH A MODERN COMMERCIAL BUILDING. THE MODERN COMMERCIAL BUILDING ALSO HAS NO. 535 ON ITS FRONTAGE, WHICH IS A CROSSOVER WITH THE ADDRESS ON THE NEXT LINE OF THE SPREADSHEET.
Melbourne	C in City North precinct	Elizabeth Street	531-541	TBD	-	103236		529-541 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	THE GRADING APPLIES TO THE BUILDING WHICH ABUTS THE MODERN COMMERCIAL BUILDING REFERRED TO ABOVE. NOTE OVERLAP IN ADDRESS. IT HAS A VICTORIAN FRONTAGE AND INTERWAR STYLE SHOPFRONTS IN COPPER. HOWEVER IT HAS A SUBSTANTIAL NEW TOWER BUILDING BEHIND WHICH HAS LEFT ONLY A SHALLOW FRONTAGE RETAINED OF THE VICTORIAN BUILDING.
Melbourne	C in City North precinct	Elizabeth Street	543-545	TBD	-	103237		543-545 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	547-549	TBD	-	103239		547-549 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	579-581	TBD	-	103242		579-581 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Significant	THIS IS A PAIR OF LATE VICTORIAN (1891) TWO STOREY RENDERED MASONRY SHOPS, WITH MODIFIED GROUND FLOOR SHOPFRONTS AND FIRST FLOOR FACADES WHICH DISPLAY A COLLECTION OF UNUSUAL DETAILS. DESCRIBED IN CITY NORTH REVIEW AS ITALIANATE AND DISTINGUISHED BY A WEALTH OF STUCCO DECORATION TO THE PEDIMENTED PARAPET AND FIRST FLOOR, FEATURING PANNELLING, BRACKETS AND ARCHED WINDOWS WITH PROMINENT KEYSTONES AND PARTLY FLUTED PIASTERS. BIF STATEMENT OF SIGNIFICANCE IDENTIFIES THE PAIR AS BEING OF HISTORICAL AND AESTHETIC IMPORTANCE, AND A PARTICULARLY ORNATE EXAMPLE.
Melbourne	C in City North precinct	Elizabeth Street	583-585	TBD	-	103243		583-585 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	595	TBD	-	103246		595 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	597	TBD	-	103247		597 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	

Melbourne	C in City North precinct	Elizabeth Street	605-607	TBD	-	103250		605-607 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Significant	THIS CORNER-LOCATED TWO-STORY RENDERED MASONRY COMMERCIAL BUILDING WAS CONSTRUCTED C. LATE 1880S, AND WAS ORIGINALLY A RESTAURANT. THE ARCHITECT HAS NOT BEEN IDENTIFIED. THE BUILDING IS DISTINGUISHED AS AN UNUSUAL ROW OF THREE, TWO-STORY VICTORIAN SHOPS WITH INTACT FIRST FLOOR FACADES AND, UNUSUALLY, LARGELY INTACT GROUND FLOOR FACADES. IT HAS A DENTILATED CORNICE WITH PAIRED BRACKETS, WITH FAÇADE BAYS DEFINED BY TAPERING PILASTERS AT UPPER LEVELS RISING TO UNUSUAL FLUTED CAPITALS. AT GROUND FLOOR LEVEL, CAPITALS INCORPORATE A CURVED MOTIF IN INCHED RENDER. IT APPEARS SOME ORNAMENTAL DETAIL AT PARAPET LEVEL HAS BEEN REMOVED. SOME WINDOW JOINERY AT GROUND FLOOR LEVEL HAS BEEN REPLACED IN A SYMPATHETIC MANNER, ALBEIT IN STEEL.
Melbourne	C in City North precinct	Elizabeth Street	635-645	TBD		103251		611-669 Elizabeth Street, MELBOURNE VIC 3000	HO294; HO1124		C	H2306		Reviewed	Contributory	
Melbourne	Omitted or incorrect	Exhibition Street	165-167	Contributory	-	103598		165-167 Exhibition Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C					
Melbourne	Omitted or incorrect	Flinders Lane	164-170	TBD	-	102073	161 Collins Street	141-165 Collins Street, MELBOURNE VIC 3000	HO506	Flinders Lane Precinct	B			Confirmed	Significant	THIS IS THE SUBSTANTIAL RICHARD ALLEN & SON BUILDING/WAREHOUSE, WHICH DATES TO THE EDWARDIAN PERIOD, AND WAS DESIGNED BY BATES PEBBLES AND SMART ARCHITECTS. ALLEN WAS A SOFTGOODS MERCHANT BASED IN FLINDERS LANE FOR MANY DECADES, AND A MELBOURNE CITY COUNCILLOR. IT IS A FOUR STOREY BRICK WAREHOUSE WITH RENDER DETAILING. GROUND FLOOR IS BOLDLY EXPRESSED IN RENDER, WITH RUSTICATION, AND PILASTERS RISING TO A DECORATIVE STRINGCOURSE, INCORPORATING FLORIATED MOTIFS. LEVELS 1-3 ARE MORE STRAIGHTFORWARD, FINISHED IN RED BRICK WITH SIMPLE RENDERED BANDS. THESE LEVELS ARE EXPRESSED AS GIANT ORDER PILASTERS WITH DECORATIVE ARCHES ABOVE, RECALLING ROMANESQUE REVIVAL ANTECEDENTS, OF A KIND OFTEN ATTRIBUTED TO AMERICAN ARCHITECT LOUIS SULLIVAN. UPPER LEVEL IS EXPRESSED AS A DECORATED ATTIC STOREY, WITH BROAD OVERHANGING CORNICE AT ROOF LEVEL. ORIGINAL WINDOW JOINERY GENERALLY SURVIVES THROUGHOUT, ALTHOUGH SHOPFRONTS TO FLINDERS LANE ARE GENERALLY SYMPATHETIC REPLACEMENTS.
Melbourne	Omitted or incorrect	Flinders Street	326-332	Significant	-	104006	Rendezvous Hotel Melbourne	318-332 Flinders Street, MELBOURNE VIC 3000	HO505	Flinders Gate Precinct	B		H0934			
Melbourne	Omitted or incorrect	Flinders Street	Campbell Arcade	Significant	-	101345	Campbell Arcade	Campbell Arcade, Flinders Street, MELBOURNE VIC 3000	HO649	Flinders Street Railway Station Complex, 207-361 Flinders Street, Melbourne & Underground Public Toilets, Flinders Street, Melbourne	Part of VHR H1083	H1083				
Melbourne	Omitted or incorrect	Flinders Street	363-397	Significant	-	103972	Banana Alley Vaults	Banana Alley Vaults, 363-397 Flinders Street, MELBOURNE VIC 3000	HO649	Flinders Street Railway Station Complex, 207-361 Flinders Street, Melbourne & Underground Public Toilets, Flinders Street, Melbourne	Part of VHR H1083	H1083				
Melbourne	Omitted or incorrect	Franklin Street	34-38	Significant	-	104103	Mac's Hotel	Mac's Hotel, 34-38 Franklin Street, MELBOURNE VIC 3000	HO663	Macs Hotel, 34-38 Franklin Street, Melbourne	A		H0051			
Melbourne	Omitted or incorrect	Franklin Street	42-56	Significant	-	104102		42-56 Franklin Street, MELBOURNE VIC 3000	HO1152	Former TAA Building 42-56 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Franklin Street	96-102	Significant	-	104099	Burbank House	96-102 Franklin Street, MELBOURNE VIC 3000	HO1043	96-102 Franklin Street	B					
Melbourne	C in City North precinct	Franklin Street	128-130 (rear)	TBD	-	104094		Rear 128-130 Franklin Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C			Reviewed	Contributory	
Melbourne	Omitted or incorrect	Franklin Street	57-63	Significant	-	109320	RMIT Building 39	459-469 Swanston Street, MELBOURNE VIC 3000	HO1042	63-67 Franklin Street	C					
Melbourne	Omitted or incorrect	Franklin Street	65-77	Significant	-	104078	RMIT Building 49	65-77 Franklin Street, MELBOURNE VIC 3000	HO1042	63-67 Franklin Street	C					
Melbourne	Omitted or incorrect	Franklin Street	79-81	Significant	-	104079	Currie & Richards Building	79-81 Franklin Street, MELBOURNE VIC 3000	HO664	Currie and Richards Warehouse, 79- 81 Franklin Street & 3 Stewart Street, Melbourne	A		H0440			
Melbourne	Omitted or incorrect	Franklin Street	139-141	Significant	-	104082		139-141 Franklin Street, MELBOURNE VIC 3000	HO1153	Former Store 139-141 Franklin Street, Melbourne	C					

Melbourne	Omitted or incorrect	Franklin Street	167-173	Significant	-	104085		167-175 Franklin Street, MELBOURNE VIC 3000	HO1154	Former A G Healing Building 167-175 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Franklin Street	211-213	Significant	-	104086		211-213 Franklin Street, MELBOURNE VIC 3000	HO1155	Café Building 211-213 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Franklin Street	215-223 (rear)	Significant	-	100162		215-223 Franklin Street, MELBOURNE VIC 3000	HO1157	Former A G Way Factory & Co (2) Rear 215-223 Franklin Street, Melbourne (Alternate address 186- 190 A'Beckett Street, Melbourne)	C					
Melbourne	Omitted or incorrect	Franklin Street	225-227	Significant	-	104087		225-227 Franklin Street, MELBOURNE VIC 3000	HO1158	Former T A T Electric Co. factory 225-227 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Heffernan Lane	20-22	TBD	-	104784		14-22 Heffernan Lane, MELBOURNE VIC 3000	HO669; HO507		C		Confirmed	Contributory	CONTRIBUTORY TO HO507	
Melbourne	Omitted or incorrect	La Trobe Street	RMIT Building 1, 124	Significant	-	105490	RMIT University	RMIT University, 100-186 La Trobe Street, MELBOURNE VIC 3000	HO982;HO486 ;HO480;HO483;HO484;HO482;HO485;HO479;HO481;HO487		A	H1646;H1506; HO912;H1006; H1010;H2157; H1495;H1498				
Melbourne	Omitted or incorrect	Little Bourke Street	104-106	TBD	-	105897	Chinatown Plaza	Chinatown Plaza, 104-106 Little Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	D		Changed	Significant	THIS IS A PLAZA ON LITTLE BOURKE STREET, ALSO KNOWN AS 'CHINATOWN PLAZA' ON COHEN PLACE. IT IS A LANDSCAPED OPEN SPACE, WITH CHINESE-THEMED HARD LANDSCAPING, INCLUDING LANTERN LIGHTING, ROCK SCULPTURES, STONE LIONS, DR SUN YAT SEN STATUE AND AN ARCHWAY. THE ARCH IS KNOWN AS THE 'FACING HEAVEN' ARCHWAY AND HAS BEEN REFURBISHED ALONG WITH THE OTHER ARCHWAYS OF CHINATOWN. WHILE A REASONABLY MODERN DEVELOPMENT, IT LIKELY HAS SOCIAL VALUE TO THE RETAILERS AND COMMUNITY OF LITTLE BOURKE STREET, WHERE COMMUNAL OUTDOOR SPACE IS AT A PREMIUM. THE CHINESE-THEMED CHARACTER OF THE LANDSCAPING REFERENCES THE LONG HISTORICAL ASSOCIATION OF THE CHINESE COMMUNITY WITH THIS AREA OF THE CCZ.	
Melbourne	Omitted or incorrect	Little Bourke Street	120-122	TBD	-	105893		120-122 Little Bourke Street, MELBOURNE VIC 3000	HO691; HO507		B		Downgraded	Contributory	THIS PAIR OF 1905 SHOPS HAS A LATER SHOPFRONT AND OVERPAINTED BRICKWORK INCLUDING PARAPET. DOES NOT RANK WITH OTHER SIGNIFICANT GRADED SHOPS IN THIS PRECINCT.	
Melbourne	Omitted or incorrect	Little Bourke Street	198	TBD	-	105887		198 Little Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	B		Confirmed	Significant	THIS IS A TWO-STOREY SHOP AND RESIDENCE CONSTRUCTED IN 1895. PART OF A ROW OF THREE VERY DIFFERENT AND DISTINCTIVE HIGHLY GRADED COMMERCIAL BUILDINGS, CONCENTRATED IN THIS SECTION OF LITTLE BOURKE STREET. ACCORDING TO THE NOTABLE BUILDING CITATION: IT IS AN ESSENTIAL PART OF THE CHINATOWN CHARACTER. IT IS OF RENDERED BRICKWORK WITH THREE ARCHED WINDOWS, FLANKED BY PLASTER PILASTERS SUPPORTING DECORATIVE ARCHES MARKED WITH AN EXAGGERATED KEYSTONE. SUCH BUILDINGS ARE CONSIDERED VITAL TO THE RETENTION OF THE SCALE AND CHARACTER OF CHINATOWN.	
Melbourne	Omitted or incorrect	Little Bourke Street	232	TBD	-	520598		232 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STOREY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.	
Melbourne	Omitted or incorrect	Little Bourke Street	234	TBD	-	520597		234 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STOREY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.	

Melbourne	Omitted or incorrect	Little Bourke Street	236	TBD	-	520596		236 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STORY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.
Melbourne	Omitted or incorrect	Little Bourke Street	238	TBD	-	520595		238 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STORY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.
Melbourne	Omitted or incorrect	Little Bourke Street	119-121	TBD	-	520416		119-121 Little Bourke Street, MELBOURNE VIC 3000	HO690; HO507		A		Confirmed	Significant	TWO THREE-STORY SHOPS AT 119-121 LITTLE BOURKE STREET ADJOIN BUT ARE PART OF THE LARGER C1915 CHINESE MISSION CHURCH (MISSION HALL) BUILDING AT 123-127 LITTLE BOURKE STREET, DESIGNED BY NAHUM BARNET. ACCORDING TO I HERITAGE: THE HALL AND TWO SHOPS WERE BUILT IN THE CENTRE OF THE COMMERCIAL AND WAREHOUSE DISTRICT IT SERVED AND, APART FROM THE ECCLESIASTICAL POINTED ARCHWAYS AND CEMENT DETAIL, APPEARED TO BLEND WITH THE UTILITARIAN COMMERCIAL BUILDINGS AROUND IT. NOTABLE FEATURES INCLUDE CEMENT DETAILS AND BRICK FINISHES. AN AUSTERE VENETIAN GOTHIC REVIVAL BRICK WAREHOUSE-LIKE FORM WHICH HONESTLY WEARS ITS DUAL FUNCTION BY CONFINEMENT OF HEAVY GROUND LEVEL CEMENT ORNAMENTATION AROUND THE CHURCH ENTRANCE AND THE MORE AUSTERE SHOPFRONT OPENINGS ADJOINING (REPLACED). THE UPPER LEVEL ARCHITECTURE IS UNIFORMLY EXTENDED ACROSS THE BUILDING FACADE, COMPRISING AN ENRICHED CORNICE, EXPRESSED PIERS, STRING AND IMPOST MOULDS AND THE ALL-PERVADING POINTED ARCHES WHICH ARE VISIBLE ON ALL FACES. FOLIATED CAPITALS AND BROAD CEMENT ARCHITRAVES MAKE UP THE DETAILS. SIGNIFICANCE: HIGHLY EXPRESSIVE OF THE MANY MISSION CHURCHES ESTABLISHED IN THE CHINESE QUARTER, THE INHERENT EXTERNAL DIFFERENCES BETWEEN THESE AND CHURCH HALLS FOR THE EUROPEAN COMMUNITY AND THEIR CONSEQUENT VISUAL COMPLIANCE WITH THEIR CONTEMPORARY NEIGHBOURHOODS ALSO REPRESENTS THE EFFORTS OF C H CHEONG (INSTRUMENTAL IN ESTABLISHING THE MISSION) IN HIS PURSUIT OF CHRISTIAN MISSIONS AMONG HIS PEOPLE.
Melbourne	Omitted or incorrect	Little Bourke Street	123-127	Significant	-	520417		123-127 Little Bourke Street, MELBOURNE VIC 3000	HO690; HO507		A				
Melbourne	Omitted or incorrect	Little Bourke Street	209-225	TBD	-	101200	Target Centre	Target Centre, 222-244 Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C		Changed	Significant	THIS IS A LARGE AND SUBSTANTIAL INTERWAR COMMERCIAL BUILDING OF 1937. DESIGNED BY NOTED COMMERCIAL ARCHITECTS W & FB TOMKINS. IT HAS BEEN ASSOCIATED WITH DEPARTMENT STORE USE FOR MANY DECADES INCLUDING MANTONS AND THEN COLLES STORES, WITH THE CURRENT STORE BEING TARGET. THE BUILDING PRESENTS TO LITTLE BOURKE STREET AS SUBSTANTIALLY INTACT TO THE UPPER LEVELS, WITH ITS STREAMLINED MODERNE CHARACTER EVIDENT IN THE CONCRETE MATERIALITY. LONG HORIZONTAL BANDS OF ORIGINAL STEEL-FRAMED WINDOWS, SHALLOW CURVED AWNINGS TO WINDOWS, AND EXPRESSED VERTICAL STAIR BAY AT THE WESTERN END OF THE FACADE.
Melbourne	Omitted or incorrect	Little Bourke Street	227-233	TBD	-	101200	Target Centre	Target Centre, 222-244 Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C		Confirmed	Contributory	

Melbourne	Omitted or incorrect	Little Bourke Street	609-623	TBD	-	101168	Eliza Tinsley Building	640-652 Bourke Street, MELBOURNE VIC 3000	HO501		C		LC conflict		
Melbourne	Omitted or incorrect	Little Bourke Street	625-627	TBD	-	558316	City Point On Bourke Apartments	City Point On Bourke Apartments, 654-670 Bourke Street, MELBOURNE VIC 3000	HO501		C		Downgraded	Non-contributory	THE NON-CONTRIBUTORY GRADING APPLIES TO THE MODERN APARTMENT BUILDING AT THE ADDRESS OF 625-627 LITTLE BOURKE STREET, WHICH REPLACED THE EARLIER GRADED BUILDING. THE APARTMENT BUILDING ALSO HAS '623' ON ITS FRONTAGE.
Melbourne	Omitted or incorrect	Little Bourke Street	629-631	TBD	-	558316	City Point On Bourke Apartments	City Point On Bourke Apartments, 654-670 Bourke Street, MELBOURNE VIC 3000	HO501		C		Changed	Significant	YOUNGHUSBAND WOOL WAREHOUSE. CONSTRUCTED IN 1897, AS AN EXTENSION TO PREMISES ON BOURKE STREET. IT IS A SUBSTANTIAL THREE-STORY FACE BRICK BUILDING, WITH CEMENT DETAILS INCLUDING A HEAVY CORNICE TO THE PARAPET AND BLUESTONE COURSES TO THE BASE. EACH LEVEL IS DELINEATED BY A CEMENT STRING COURSE. THE GROUND AND FIRST FLOORS HAVE ARCH-HEADED WINDOWS, WHILE THE TOP FLOOR HAS SQUARED-OFF RECTILINEAR WINDOW FORMS. THE SILLS ARE OF STONE. THE BUILDING HELPS DEMONSTRATE THE HISTORY OF NINETEENTH CENTURY WAREHOUSING IN THIS AREA OF THE CBD, AND MAKES AN IMPORTANT CONTRIBUTION TO THE LITTLE BOURKE STREET STREETScape AND HERITAGE PRECINCT. IT IS UNUSUALLY HIGHLY EXTERNALLY INTACT.
Melbourne	Omitted or incorrect	Little Bourke Street	635-639	TBD	-	566660	Stadium Apartments	Stadium Apartments, 635-639 Little Bourke Street, MELBOURNE VIC 3000	HO501	Bourke West Precinct	C		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Little Collins Street	209-221 (1890c warehouse)	TBD	-	105917	The Victoria Hotel	209-221 Little Collins Street, MELBOURNE VIC 3000	HO504	Collins East Precinct	C		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Liverpool Street	21	TBD	-	105657		21 Liverpool Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Confirmed	Contributory	

Melbourne	Omitted or incorrect	Liverpool Street	23	TBD	-	105658		23 Liverpool Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Confirmed	Contributory	
Melbourne	Omitted or incorrect (streetscape category omitted)	Moubray Street	1-23	Significant	Significant	632373	Parque Melbourne Apartments	555-563 St Kilda Road, MELBOURNE VIC 3004	HO492; HO6		Part of VHR H1002	H1002			
Melbourne	Omitted or incorrect (streetscape category omitted)	Moubray Street	1-23	Significant	Significant	106798	Ormond Hall	557 St Kilda Road, MELBOURNE VIC 3004	HO492	Royal Vic. Institute for the Blind, 557- 563 St. Kilda Road & 1-23 Moubray Street, Melbourne	Part of VHR H1002	H1002			
Melbourne	Omitted or incorrect	Queen Street	408-416	Significant	-	108087	Melbourne Terrace Apartments	Melbourne Terrace Apartments, 408-416 Queen Street, MELBOURNE VIC 3000	HO1160	Melbourne Terrace Apartments 408-416 Queen Street, Melbourne	B				
Melbourne	C in City North precinct	Queen Street	422-428	TBD	-	104090		422-428 Queen Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Significant	THIS TWO-STORY BUILDING, UTILISING CONCRETE MATERIAL, IS LOCATED TO THE CORNER OF QUEEN AND FRANKLIN STREETS. IT WAS CONSTRUCTED IN 1964, AND THE ARCHITECT HAS NOT BEEN IDENTIFIED. THE BUILDING DISPLAYS A HIGH LEVEL OF VIGOUR AND DYNAMISM IN ITS RESPONSE TO THE TIGHTLY ANGLED SITE. DESCRIBED IN CITY NORTH REVIEW AS A DISTINCTIVE DESIGN WITH BANDS OF CANTED WINDOWS TO THE FIRST FLOOR. REMARKABLY INTACT AND PROBABLY BUILT FOR THE GLOBE TYRE CO.
Melbourne	C in City North precinct	Queen Street	432-438	TBD	-	108100	Queen Victoria Building	432-438 Queen Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Queen Street	452-454	TBD	-	109493		143-151 Therry Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Downgraded	Non-contributory	THE BUILDINGS AT THESE ADDRESSES ON BOTH QUEEN AND THIERRY STREETS - SAVE FOR THE MERCAT CROSS HOTEL WHICH IS ALSO PART OF THIS LARGER SITE (SEE SPREADSHEET ROW BELOW) - HAVE BEEN DEMOLISHED AND REPLACED BY LARGER NEW DEVELOPMENT.
Melbourne	C in City North precinct	Queen Street	456-460	TBD	-	109493		143-151 Therry Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Contributory	
Melbourne	Omitted or incorrect (streetscape category omitted)	St Kilda Road	Tram Shelter (cnr High Street)	Significant	Significant	ASSET	#N/A	#N/A			Part of VHR H1868	H1868			
Melbourne	Omitted or incorrect (streetscape category omitted)	St Kilda Road	345-369 & 355	Significant	Significant	108616	Melbourne Grammar School	Melbourne Grammar School, 321-369 St Kilda Road, MELBOURNE VIC 3004	HO400	Melbourne Grammar School, 345- 369 & 355 St Kilda Road, 93-151 Domain St, 2-124 Bromby St & 1-99 Domain Rd, Melbourne	Part of VHR H0019	H0019			
Melbourne	Omitted or incorrect (streetscape category omitted)	St Kilda Road	583-597	Significant	Significant	108652	Victorian School For Deaf Children	Victorian School For Deaf Children, 583-597 St Kilda Road, MELBOURNE VIC 3004	HO949	Former Victorian Deaf and Dumb Institution, 583-597 St Kilda Road, Melbourne	Part of VHR H2122	H2122			
Melbourne	Omitted or incorrect	Swanston Street	309	Significant	-	532170		309 Swanston Street, MELBOURNE VIC 3000	HO1081; HO1290		B				
Melbourne	Omitted or incorrect	Swanston Street	311	Significant	-	532171		311 Swanston Street, MELBOURNE VIC 3000	HO1081; HO1290		B				
Melbourne	Omitted or incorrect	Swanston Street	427-433	Significant	-	109318	Swanston Academic Building	427-457 Swanston Street, MELBOURNE VIC 3000	HO1085	427-433 Swanston Street	B				
Melbourne	C in City North precinct	Therry Street	93-141	TBD	-	109492		93-141 Therry Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Downgraded	Non-contributory	THIS WAS A LONG ROW OF SHOPS. HAS BEEN DEMOLISHED AS PART OF THE DEVELOPMENT REFERRED TO ABOVE AT ROWS 259 AND 260.
Melbourne	C in City North precinct	Victoria Street	222-230	TBD	-	109844		222-230 Victoria Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Victoria Street	232-238	TBD	-	109843	National Hotel	232-238 Victoria Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Significant	FORMER NATIONAL HOTEL OF 1937. AS PER CITY NORTH REVIEW: DESIGNED BY THE ARCHITECTS COWPER, MURPHY & APPLEFORD. A FINE EXAMPLE OF THE MODERNE STYLE WITH DISTINCTIVE TUBULAR FORMS, INCLUDING BALCONIES, PROVIDING VERTICAL EMPHASIS AND INITIALLY HORIZONTAL EMPHASIS WAS PROVIDED AT THE GROUND FLOOR. RENDERED WALLS AND METAL-FRAMED WINDOWS, ALTERED TO THE GROUND FLOOR. CURRENT HOTEL REPLACED AN EARLIER BUILDING, KNOWN AS THE MEAT MARKET HOTEL DURING THE 19TH CENTURY (BY 1874) AND INTO THE 1920S.

Melbourne	Omitted or incorrect	William Street	386-412	Significant	-	104089		386-412 William Street, MELBOURNE VIC 3000	HO1161	Former Dominion Can Company Building 386-412 William Street, Melbourne	C					
Melbourne	Omitted or incorrect	Windsor Place	27	TBD	-	110184		27 Windsor Place, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Changed	Significant		THIS IS A TWO STOREY RESIDENCE WITH POSSIBLE ORIGINAL COMMERCIAL USE, WHICH DATES FROM THE EARLY TWENTIETH CENTURY AND IS INCONSPICUOUSLY LOCATED IN THE LITTLE STREET BEHIND THE WINDSOR HOTEL. IT IS SIGNIFICANT AS AN HISTORIC RESIDENCE IN THE CBD, AND IS IN AN UNDERSTATED FEDERATION ROMANESQUE MODE. AS CONSTRUCTED, IT COMPRISED A FACE BRICK EXPRESSION WITH RENDERED DETAILING. AT GROUND FLOOR LEVEL ROMANESQUE ARCHES ARE CAPPED WITH SEMICIRCULAR HOOD MOULDINGS, AND A RENDER STRINGCOURSE SEPARATES GROUND AND FIRST FLOORS. UPPER LEVEL WINDOWS INCORPORATE A RANGE OF RENDER DETAILING WITH CURVING, FLORIATED UNDERSILLS AND LINTELS. THE ARRANGEMENT IS CAPPED BY AN OVERHANGING CORNICE WITH BRACKETS TO EITHER END. THE BUILDING IS UNUSUAL TO THE EXTENT TO WHICH ORIGINAL JOINERY SURVIVES. DESPITE OVERPAINTING, THE DISTINCTION BETWEEN BRICK AND RENDER ELEMENTS REMAINS LEGIBLE AND THE ORIGINAL MATERIALITY CAN STILL BE UNDERSTOOD. HAS BEEN ADDED ONTO AT TOP OF BUILDING.
Melbourne	Omitted or incorrect	Corrs Lane	28	Contributory	-	110701		145-147 Lonsdale Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C					
North & West Melbourne	Omitted or incorrect	Arden Street	23A	Contributory	-	592682		23A Arden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Arden Street	25	Contributory	-	592683		25 Arden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Arden Street	25A	Contributory	-	592684		25A Arden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Bendigo Street	24-26	TBD	-	101006		24-26 Bendigo Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory		
North & West Melbourne	Omitted or incorrect	Bendigo Street	1	TBD	-	556343		1 Bendigo Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory		
North & West Melbourne	Omitted or incorrect	Bendigo Street	15	Significant	-	103500	Imperial Theatre Building	110-114 Errol Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B					
North & West Melbourne	Omitted or incorrect	Brougham Street	17 (Former Uniting Church)	TBD	-	101294		15 Brougham Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Changed	Significant		LC REVIEWED IN THE NORTH MELBOURNE STUDY. ASSESSED IT AS BEING SIGNIFICANT AS THE FORMER WESLEYAN/UNITING CHURCH CONSTRUCTED IN 1873.
North & West Melbourne	Omitted or incorrect	Buncle Street	99	TBD	-	617706		99 Buncle Street, NORTH MELBOURNE VIC 3051	HO953	Racecourse Road/Alfred Street, North Melbourne	E		Confirmed	Contributory		
North & West Melbourne	C in City North precinct	Capel Street	122	TBD	Significant	101557		122 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant		THIS IS ONE OF A ROW OF EARLY SIMPLY DETAILED HISTORIC DWELLINGS IN THIS AREA OF CAPEL STREET, WHICH MOSTLY DATE FROM THE EARLY 1870S. CAPEL STREET WAS ONE OF THE FIRST STREETS FOR LAND SALES, IN 1852, AND ACCORDING TO THE CITY NORTH REVIEW IT RETAINS 'EARLY RESIDENTIAL BUILDING STOCK' IN THE FORM OF TERRACE HOUSES. ACCORDING TO I HERITAGE DATABASE: THIS IS AN EARLY VICTORIAN BUILDING, BUILT TO THE PROPERTY BOUNDARY AND INCORPORATING A PARAPET WITH A MOULDED STRINGCOURSE AS THE PRIMARY ELABORATION TO THE OTHERWISE SIMPLE STRUCTURE. THE RESIDENTIAL FENESTRATION OF DOUBLE HUNG WINDOWS AND DOOR WITH HIGHLIGHT IS INTACT. THE POSITION ON THE PROPERTY BOUNDARY, THE SLIGHTLY OFF CENTRE DOOR AND THE STRINGCOURSE ARE CONSISTENT WITH AN EARLY DATE. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STREETSCAPE IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. WHILE MODEST AND UNASSUMING, THIS BUILDING MAKES A SIGNIFICANT CONTRIBUTION TO THIS EARLY STREETSCAPE. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.

North & West Melbourne	C in City North precinct	Capel Street	124	TBD	Significant	101556		124 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR WITH 126 CAPEL STREET, CONSTRUCTED IN 1873. ACCORDING TO I HERITAGE DATABASE: THIS IS A TWO-STORY PARAPETTED ROW HOUSE PAIR OF STUCCOED BRICK WHICH HAS BEEN BUILT ON THE BUILDING LINE. AN AUSTERE, BRACKETED CORNICE AND A STRING MOULD ARE THE ONLY DECORATION OF THE SYMMETRICALLY FENESTRATED FACADE. I HERITAGE DATABASE STATEMENT OF SIGNIFICANCE: ARCHITECTURALLY, TYPICALLY AUSTERE, EARLY ROW HOUSES OF NO ARCHITECTURAL PRETENSIONS, BUT IS AN IMPORTANT PART OF A COHESIVE AND EARLY STREETSCAPE. HISTORICALLY, LIKE THE REST OF CAPEL STREET, A REPRESENTATIVE SLICE OF THE AREA'S SKILLED LAZOURERS AND HOME-OCCUPATIONS RESIDING IN LEASED PREMISES. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STREETSCAPE IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS BUILDING MAKES A SIGNIFICANT CONTRIBUTION TO THIS EARLY STREETSCAPE. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	126	TBD	Significant	101555		126 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR WITH 124 CAPEL STREET, CONSTRUCTED IN 1873. ACCORDING TO I HERITAGE DATABASE: THIS IS A TWO-STORY PARAPETTED ROW HOUSE PAIR OF STUCCOED BRICK WHICH HAS BEEN BUILT ON THE BUILDING LINE. AN AUSTERE, BRACKETED CORNICE AND A STRING MOULD ARE THE ONLY DECORATION OF THE SYMMETRICALLY FENESTRATED FACADE. I HERITAGE DATABASE STATEMENT OF SIGNIFICANCE: ARCHITECTURALLY, TYPICALLY AUSTERE, EARLY ROW HOUSES OF NO ARCHITECTURAL PRETENSIONS, BUT IS AN IMPORTANT PART OF A COHESIVE AND EARLY STREETSCAPE. HISTORICALLY, LIKE THE REST OF CAPEL STREET, A REPRESENTATIVE SLICE OF THE AREA'S SKILLED LABOURERS AND HOME-OCCUPATIONS RESIDING IN LEASED PREMISES. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STREETSCAPE IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS BUILDING MAKES A SIGNIFICANT CONTRIBUTION TO THIS EARLY STREETSCAPE. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	128	TBD	Significant	101554		128 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ANOTHER OF THE MODEST AND SIMPLY DETAILED EARLY COTTAGES IN THIS PART OF CAPEL STREET, DATING FROM C. 1870-73. WHILE IT SHARES ELEMENTS OF THE ADJOINING EARLY BUILDINGS, SUCH AS THE AUSTERE PRESENTATION, SINGLE DOUBLE HUNG WINDOW, DOOR WITH HIGHLIGHT AND POSITION ON THE PROPERTY BOUNDARY, THIS DWELLING IS DISTINGUISHED BY THE OVERSCALED BRACKETED CORNICE DETAIL. I HERITAGE DATABASE DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STREETSCAPE IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS DWELLING MAKES A SIGNIFICANT CONTRIBUTION TO THE EARLY STREETSCAPE. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	130-134	TBD	Significant	101553		130-134 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	WHILE THIS ROW OF THREE TERRACES WAS CONSTRUCTED IN 1883, AND IS THEREFORE ABOUT 10 YEARS LATER THAN THE ADJOINING EARLIER BUILDINGS TO THE SOUTH, THE ROW ADOPTS AN EARLIER FORM. IT IS A ROW OF TWO-STORY, STUCCOED BRICK HOUSES WITH PARAPETTED PLANAR FACADES RELIEVED ONLY BY OPENING ARCHITRAVES, AND STRING AND CORNICE MOLDINGS. THE WALLS ARE BUILT TO THE STREET ALIGNMENT, THERE IS NO EXTERNAL DIVISION BETWEEN THE DWELLINGS, AND THE THREE SHARE ONE SINGLE HIPPED ROOF FORM. THE SPARSE FORM AND SIMPLE AUSTERE EXPRESSION BELIES THE CONSTRUCTION DATE, AND THE ROW MAKES A SIGNIFICANT CONTRIBUTION TO THIS STREETSCAPE OF EARLY DWELLINGS. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	136	TBD	Significant	625765		136 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR OF DWELLINGS AT 136-138 CAPEL STREET, CONSTRUCTED C. 1873. ACCORDING TO I HERITAGE DATABASE: A TWO-STORY, STUCCOED BRICK ROW OF TWO HOUSES WITH SIMPLE CORNICED PARAPETS WHICH FRONT A TRANSVERSE-GABLE ROOF LINE. SYMMETRICAL ARCHITRAVED FENESTRATION IS DISTRIBUTED UNDER AND OVER A STRING-MOULD. ARCHITECTURALLY IT ADOPTS A TYPICALLY SIMPLE STUCCOED FORM AND AN AUSTERE PRESENTATION. THE PAIR HAS A STRONG STREETSCAPE RELATIONSHIP WITH 124-6 AND 130-4 CAPEL STREET, AND IS AN IMPORTANT PART OF A COHESIVE AND EARLY STREETSCAPE. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STREETSCAPE IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS PAIR IS AT THE NORTH END OF THIS INTACT EARLY ROW.
North & West Melbourne	C in City North precinct	Capel Street	138	TBD	Significant	625764		138 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR OF DWELLINGS AT 136-138 CAPEL STREET, CONSTRUCTED C. 1873. ACCORDING TO I HERITAGE DATABASE: A TWO-STORY, STUCCOED BRICK ROW OF TWO HOUSES WITH SIMPLE CORNICED PARAPETS WHICH FRONT A TRANSVERSE-GABLE ROOF LINE. SYMMETRICAL ARCHITRAVED FENESTRATION IS DISTRIBUTED UNDER AND OVER A STRING-MOULD. ARCHITECTURALLY IT ADOPTS A TYPICALLY SIMPLE STUCCOED FORM AND AN AUSTERE PRESENTATION. THE PAIR HAS A STRONG STREETSCAPE RELATIONSHIP WITH 124-6 AND 130-4 CAPEL STREET, AND IS AN IMPORTANT PART OF A COHESIVE AND EARLY STREETSCAPE. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STREETSCAPE IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS PAIR IS AT THE NORTH END OF THIS INTACT EARLY ROW.
North & West Melbourne	C in City North precinct	Capel Street	150	TBD	Significant	101547		150 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET, ALTHOUGH THE FIRST FLOOR BALUSTRADE IS LATER AND THE VERANDAH FRIZES HAVE BEEN REMOVED/REPLACED. THE ROW DATES FROM C. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1873. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STORY BALCONED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.

North & West Melbourne	C in City North precinct	Capel Street	152	TBD	Significant	101546		152 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	156	TBD	Significant	101544		156 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET, ALTHOUGH THE FRIEZE AND POST TO THE GROUND FLOOR VERANDAH ARE LATER. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	158	TBD	Significant	101543		158 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	160	TBD	Significant	101542		160 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	THIS DWELLING IS PART OF A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET. IT IS GRADED CONTRIBUTORY DUE TO THE WINDOWS/OPENINGS TO THE GROUND AND FIRST FLOOR FACADES HAVING BEEN REMOVED/REPLACED, WHICH HAS DIMINISHED ITS EARLY CHARACTER AND PRESENTATION. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	198	TBD	-	101538		198 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Capel Street	202	TBD	-	101536	Clare	202 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Chapman Street	56	Significant	-	103840	Royal Park Towers	Royal Park Towers, 163-177 Flemington Road, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B				
North & West Melbourne	Omitted or incorrect	Chetwynd Street	97	TBD	-	570702		97 Chetwynd Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory	
North & West Melbourne	Omitted or incorrect	Chetwynd Street	99	TBD	-	570703		99 Chetwynd Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	13-15	TBD	-	102037		13-15 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	31	TBD	-	506307		31 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	33	TBD	-	506309		33 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	41-43	TBD	-	102043		41-43 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Changed	Significant	THIS IS THE FORMER WHITE BEAR HOTEL (LATER THE ROYAL GEORGE HOTEL) OF 1865. WHILE THE GROUND FLOOR FACADE HAS BEEN MODIFIED, INCLUDING THE OPENINGS, THE BUILDING MORE GENERALLY PRESENTS AS A SMALL, CORNER-LOCATED HOTEL, AS WAS HISTORICALLY CONSTRUCTED ON LESSER STREETS, INCLUDING RESIDENTIAL STREETS, IN NORTH MELBOURNE IN THE MIDDLE DECADES OF THE NINETEENTH CENTURY. THESE HOTELS TYPICALLY SERVICED THE LOCAL COMMUNITY, IN CONTRAST TO THE LARGER HOTELS CONSTRUCTED ON THE MAIN ROADS.
North & West Melbourne	C in City North precinct	Courtney Street	4	TBD	-	102242		4 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS A TWO-STOREY FREE-STANDING DWELLING, c. 1880s, WITH AN UNUSUAL ORIGINAL 'U' SHAPED PLAN, WHERE THE REAR WING RETURNS ON AN ANGLE TO THE FRONT BAY TO COURTNEY STREET. THE LATTER IS DISTINGUISHED BY RUSTICATED BANDING TO THE GROUND FLOOR FACADE, A PEDIMENTED PARAPET, AND MOULDINGS TO THE WINDOW OPENINGS.
North & West Melbourne	Omitted or incorrect	Courtney Street	55	Contributory	-	102209		55 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C				
North & West Melbourne	Omitted or incorrect	Courtney Street	Unit 1, 57	Contributory	-	102210		Unit 1, 57 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C				

North & West Melbourne	Omitted or incorrect	Courtney Street	Unit 2, 57	Contributory	-	102211		Unit 2, 57 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C					
North & West Melbourne	Omitted or incorrect	Dryburgh Street	Rear 370-372	Contributory	-	102908		370-372 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Errol Place	3	Significant	-	580095		3 Errol Place, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B					
North & West Melbourne	Omitted or incorrect	Errol Street	191	Contributory	-	103442		191 Errol Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C					
North & West Melbourne	Omitted or incorrect	Errol Street	197	Contributory	-	103445		197 Errol Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C					
North & West Melbourne	C in City North precinct	Flemington Road	1 (Turf Club Hotel)	TBD	-	103809		245-255 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Howard Lane	Former NM Hotel Wall	TBD	-	101528		117-131 Capel Street NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D			Downgraded	Non-contributory	THIS IS A BLUESTONE WALL WITH CONCRETE CAPPING, IN TWO HEIGHTS, ON HOWARD LANE. IT DOES NOT APPEAR ON MMBW PLANS AND APPEARS TO HAVE BEEN REBUILT FROM ELSEWHERE, PROVENANCE UNKNOWN. IT IS NOT A HERITAGE PLACE.
North & West Melbourne	Omitted or incorrect	Lothian Street	97-101	Contributory	-	619663		97-101 Lothian Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Molesworth Street	40A	TBD	-	110270		40A Molesworth Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Confirmed	Contributory	
North & West Melbourne	Omitted or incorrect	Molesworth Street	40B	TBD	-	110269		40B Molesworth Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Confirmed	Contributory	
North & West Melbourne	C in City North precinct	O'Connell Street	1-7	TBD	-	573297		1-7 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	
North & West Melbourne	C in City North precinct	O'Connell Street	15-17	TBD	-	106990	O'Connell Residence	15-19 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	THIS GRADING APPLIES TO 15-17 O'CONNELL STREET ONLY, WHICH IS A C. 1890 TWO-STORY RED BRICK WAREHOUSE WITH BASALT DETAILING AND A CENTRAL CARRIAGEWAY OPENING. IT HAS BEEN ADAPTED AND ADDED ONTO (ROOF). THE ADJOINING BUILDING AT 19 O'CONNELL STREET IS A SEPARATE BUILDING, GRADED A2 IN THE CITY NORTH REVIEW AND IS SIGNIFICANT.
North & West Melbourne	C in City North precinct	O'Connell Street	39	TBD	-	106993		37-43 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Significant	THE GRADING APPLIES TO 39 O'CONNELL STREET ONLY. IT IS PART OF A LONG AND GENERALLY CONSISTENT ROW OF RED BRICK, TWO-STORY GABLE-ENDED FORMER WAREHOUSES, WITH BASALT DETAILING AND SOME RETENTION OF CARRIAGEWAYS, BETWEEN 37 AND 59 O'CONNELL STREET (COUNTING NINE FRONTAGES WITH SEPARATE ENTRIES). THE CORNER BUILDING AT THE NORTH END, NO. 59, HAS A FLAT ROOF FORM. THE WAREHOUSES ARE MOSTLY OF LATE VICTORIAN ORIGIN AND GENERALLY RETAIN INTACT FRONTAGES, ALTHOUGH MOST HAVE BEEN ADAPTED AND INCLUDE UPPER LEVEL ADDITIONS. ALL ARE CONTRIBUTORY SAVE FOR 39 O'CONNELL STREET WHICH IS SIGNIFICANT AS THE MOST DISTINGUISHED OF THE WAREHOUSES, WITH EXTENSIVE BASALT DETAILING, AND AN ORNATE EXPRESSION FOR A WAREHOUSE. RESEARCH ALSO INDICATES A PRE-1875 DATE FOR NO. 39, WHICH PLACES IT AS THE EARLIEST IN THE ROW.
North & West Melbourne	C in City North precinct	O'Connell Street	41-43	TBD	-	106993		37-43 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	THE GRADING APPLIES TO THE TWO FORMER WAREHOUSES AT 41 AND 43 O'CONNELL STREET. THE BUILDINGS ARE PART OF A LONG AND GENERALLY CONSISTENT ROW OF RED BRICK, TWO-STORY GABLE-ENDED FORMER WAREHOUSES, WITH BASALT DETAILING AND SOME RETENTION OF CARRIAGEWAYS, BETWEEN 37 AND 59 O'CONNELL STREET (COUNTING NINE FRONTAGES WITH SEPARATE ENTRIES). THE CORNER BUILDING AT THE NORTH END, NO. 59, HAS A FLAT ROOF FORM. THE WAREHOUSES ARE MOSTLY OF LATE VICTORIAN ORIGIN AND GENERALLY RETAIN INTACT FRONTAGES, ALTHOUGH MOST HAVE BEEN ADAPTED AND INCLUDE UPPER LEVEL ADDITIONS. ALL ARE CONTRIBUTORY SAVE FOR 39 O'CONNELL STREET WHICH IS SIGNIFICANT.
North & West Melbourne	C in City North precinct	O'Connell Street	45-59	TBD	-	106994		45-59 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	THE GRADING APPLIES TO ALL THE BUILDINGS AT 45-59 O'CONNELL STREET. THE BUILDINGS ARE PART OF A LONG AND GENERALLY CONSISTENT ROW OF RED BRICK, TWO-STORY GABLE-ENDED FORMER WAREHOUSES, WITH BASALT DETAILING AND SOME RETENTION OF CARRIAGEWAYS, BETWEEN 37 AND 59 O'CONNELL STREET (COUNTING NINE FRONTAGES WITH SEPARATE ENTRIES). THE CORNER BUILDING AT THE NORTH END, NO. 59, HAS A FLAT ROOF FORM. THE WAREHOUSES ARE MOSTLY OF LATE VICTORIAN ORIGIN AND GENERALLY RETAIN INTACT FRONTAGES, ALTHOUGH MOST HAVE BEEN ADAPTED AND INCLUDE UPPER LEVEL ADDITIONS. ALL ARE CONTRIBUTORY SAVE FOR 39 O'CONNELL STREET WHICH IS SIGNIFICANT.
North & West Melbourne	C in City North precinct	Peel Street	111	TBD	-	107488		111 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	121	TBD	-	107492		121 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	

North & West Melbourne	C in City North precinct	Peel Street	137	TBD	-	107495		137 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	139	TBD	-	107496		139 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	151	TBD	-	107502		151 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	153	TBD	-	107503		153 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	157	TBD	-	107505		155-157 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	191	TBD	-	107511	Auburn	191 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS A TWO-STORY RENDERED MASONRY VICTORIAN BALCONIED TERRACE. ACCORDING TO I HERITAGE DATABASE: NOTABLE FEATURES INCLUDE VERANDAH DECORATION, VERANDAH ROOF AND STRUCTURE, ELABORATE/HIGH STANDARD DESIGN OF CEMENT RENDERED SURFACES. IT ALSO HAS AN UNUSUAL SECONDARY ENTRANCE IN A PROTRUDING BAY ON THE SOUTH SIDE OF THE DWELLING, WHERE THE DOOR IS SET ON THE PROPERTY BOUNDARY. THE DETAILING OF THIS SECOND OR LESSER ENTRY BAY APPEARS TO BE C.1900 OR LATER. THE BUILDING COMPLEMENTS THE ADJOINING TERRACE AT 193 PEEL STREET.
North & West Melbourne	C in City North precinct	Peel Street	193	TBD	-	107512	Ballivor	193 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS A TWO-STORY RENDERED MASONRY VICTORIAN BALCONIED TERRACE. ACCORDING TO I HERITAGE DATABASE: NOTABLE FEATURES INCLUDE THE VERANDAH DECORATION, AND VERANDAH ROOF AND STRUCTURE. THIS DWELLING ALSO HAS AN ELABORATE/HIGH STANDARD OF DECORATIVE DESIGN INCLUDING BROWWORK TO VERANDAH, CEMENT DETAILING, AND AN ELABORATE PARAPET. THE DEEP TIMBER FRETWORK FRIEZE BELOW THE BALCONY, WHICH IS FOLLOWED BY A CAST IRON FRIEZE, IS AN UNUSUAL DETAIL. THE BUILDING COMPLEMENTS THE ADJOINING TERRACE AT 191 PEEL STREET.
North & West Melbourne	C in City North precinct	Peel Street	241	TBD	-	100953		241 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	NOS 241 AND 243 PEEL STREET ARE THE ONE BUILDING, WITH TWO DWELLINGS. THE BUILDING HAS AN UNUSUAL CRANKED CORNER FORM, WITH ENTRIES UNDER A SHARED RECESSED DOUBLE-HEIGHT ARCADED VERANDAH. ACCORDING TO CITY NORTH REVIEW THE CONSTRUCTION DATE IS C.1900. THE WINDOW SILLS ARE IN THE QUEEN ANNE STYLE. THERE IS OVERPAINTED BRICKWORK AND A MODERN BALUSTRADE AT FIRST FLOOR LEVEL, BUT THE BUILDING DEMONSTRATES AN UNUSUAL USE OF A CORNER SITE, ESPECIALLY FOR A RESIDENTIAL BUILDING. DETAILS OF NOTE INCLUDE THE TERRACOTTA CRESTING TO THE ROOF, AND THE PROMINENT HEAVILY CORNICED CHIMNEYS. THE OVERPAINTING REDUCES AN UNDERSTANDING OF THE ORIGINAL PALETTE OF MATERIALS, AND SHOULD IT BE REMOVED IT MAY ENLIVEN THE APPEARANCE OF THE BUILDING.
North & West Melbourne	C in City North precinct	Peel Street	243	TBD	-	107519		243 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	SEE ABOVE COMMENTS
North & West Melbourne	C in City North precinct	Princess Street	4	TBD	-	107730		4 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	6	TBD	-	107729		6 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	1	TBD	-	107722		1 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	3	TBD	-	107723		3 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	5	TBD	-	107724		5 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Queensberry Street	394-404	Significant	-	108019		394-404 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B				
North & West Melbourne	C in City North precinct	Queensberry Street	331	TBD	-	107882		331 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Queensberry Street	337	TBD	-	107884		335-337 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant (337) and contributory (335)	THE SIGNIFICANT GRADING APPLIES TO 337 QUEENSBERRY STREET, WHICH IS ONE OF A PAIR (TWO ADJOINING BUILDINGS) WITH 339 AND A SEPARATE RESIDENCE TO THE REAR OF 337 WHICH HAS THE ADDRESS OF 335 QUEENSBERRY STREET. NO 337 IS MORE INTACT THAN 339 IN HOW IT PRESENTS TO QUEENSBERRY STREET. ACCORDING TO I HERITAGE: THE PAIR WERE BUILT BETWEEN 1865 AND 1865, AS SHOPS AND RESIDENCES, AND BY C1875, ANOTHER BUILDING HAD BEEN ADDED TO THE REAR OF 337 (NOW 335). IT MAY HAVE BEEN FOR ASSOCIATED MANUFACTURING PURPOSES. OF DISTINCTLY EARLY FORM, THE PAIR TO QUEENSBERRY STREET CONSIST OF TWO-STORY STUCCOED BRICK BUILDINGS WITH NO STRUTX AND A SHARED HIGH HIPPED ROOF WITH COMMON CHIMNEYS AND A DIVIDING PARAPET. EACH HAS AN UNUSUAL SIDE ENTRANCE TO THE STREET (HAS BEEN MODIFIED FOR 339) WHICH IT IS ASSUMED HISTORICALLY (AND MAY STILL) COMMUNICATE WITH THE SEPARATE PREMISES AT THE REAR. IMPORTANTLY, 337 QUEENSBERRY STREET HAS A SHOPFRONT WITH A FLAT PEDIMENT OVER WHICH IS BELIEVED TO BE ORIGINAL TO THE 1860S DATE. THE SIDE ENTRANCE TO THIS BUILDING ALSO HAS AN UNUSUAL BAY WINDOW CANTILEVERING OVER IT (LIKELY LATER BUT OF SOME AGE). ARCHITECTURALLY, THE PAIR HAVE AN UNCOMMON ROOF FORM SEEN MORE OFTEN IN EARLY AREAS SUCH AS PORTLAND, KILMORE AND PORT ALBERT. THE SIDE ENTRANCE BAYS ARE ALSO UNCOMMON.
North & West Melbourne	C in City North precinct	Queensberry Street	339	TBD	-	107885		339 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	THIS GRADING APPLIES TO 339 QUEENSBERRY STREET. SEE ABOVE COMMENTS FOR 337 QUEENSBERRY STREET. THIS IS LESS INTACT THAN 337, AND MUCH MODIFIED IN HOW IT PRESENTS TO QUEENSBERRY STREET, ALTHOUGH IT SHARES THE HISTORICALLY EARLY DATE OF THE ADJOINING BUILDING.

North & West Melbourne	C in City North precinct	Queensberry Street	351-359	TBD	-	107887	Sir Robert Peel Hotel	Sir Robert Peel Hotel, 351-359 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Queensberry Street	445-447	Significant	-	107902		445-447 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B				
North & West Melbourne	Omitted or incorrect	Stawell Street	56	Significant	-	109152		56 Stawell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C				
North & West Melbourne	C in City North precinct	Victoria Street	240-248	TBD	-	109842	Central Club Hotel	Central Club Hotel, 240-248 Victoria Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS AN HISTORIC AND STILL OPERATING HOTEL, CORNER LOCATED. IT DATES FROM AT LEAST 1887, BUT COULD BE EARLIER. IT HAS THE TYPICAL CHAMFERED CORNER ENTRANCE FORM, OVERLAID WITH AN INTERWAR MAKEOVER. THE LATER REMODELLING INCLUDES TILING TO THE GROUND FLOOR FACADE AND MODERNE DETAILING TO THE FIRST FLOOR, INCLUDING INCISED HORIZONTAL LINES IN THE RENDERED WALLS, AND A FLUTED DETAIL TO THE PARAPET. THE REMODELLING EXTENDS ACROSS BOTH FACADES (VICTORIAN AND O'CONNELL STREETS) AND APPEARS LARGELY INTACT TO THE INTERWAR PERIOD. CITY NORTH REVIEW NOTES THE MODERNE REMODELLING AND INTACTNESS.) HERITAGE DATABASE HAS A CONSTRUCTION DATE OF 1916-25, BUT THIS IS ERRONEOUS. ROOF FORM INDICATES TWO PERIODS OF CONSTRUCTION.
North & West Melbourne	Omitted or incorrect (streetscape category omitted)	Victoria Street	502-506 (also known as 2-4 Errol Street)	Significant	Significant	109789		502-506 Victoria Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D				
North & West Melbourne	C in City North precinct	Villiers Street	24-34	TBD	-	109866	Lort Smith Animal Hospital	24-34 Villiers Street, NORTH MELBOURNE VIC 3051	HO1123	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	C		Reviewed	Significant	THE SIGNIFICANT GRADING APPLIES TO THE 1930S BUILDING ON THE VILLIERS STREET FRONTAGE OF THE PROPERTY. THE LORT SMITH ANIMAL HOSPITAL WAS ESTABLISHED ON THIS SITE IN THE 1930S, AND INCLUDES THE ORIGINAL INTERWAR BUILDING, LOCATED CLOSE TO THE VILLIERS STREET FRONTAGE, WHICH IS SIGNIFICANT. IT IS A RECTILINEAR TWO-STORY RENDERED BUILDING WITH A SINGLE HIPPED AND TILED ROOF. IT IS IDENTIFIED IN THE CITY NORTH REVIEW AS BEING BUILT IN 1935, AND AS A DISTINCTIVE BUILDING WITH MODERNE STYLE DETAILING, PORT-HOLE WINDOWS, HORIZONTAL GLAZING BARS AND CONCRETE HOOD. IT WAS DESIGNED BY ARCHITECT LEIGHTON IRWIN, WHO WAS A HOSPITAL DESIGN SPECIALIST. CITY NORTH REVIEW DESCRIBES THE 1930S BUILDING IN GREATER DETAIL, AND OTHER LATER CHANGES AND DEVELOPMENTS TO THE SITE, INCLUDING IN THE 1950S, 1970S AND 1980S. LORT SMITH ANIMAL HOSPITAL IS ONE OF THE LARGEST SUCH INSTITUTIONS IN THE WORLD, AND IS HISTORICALLY SIGNIFICANT.
North & West Melbourne	C in City North precinct	Villiers Street	36-38	TBD	-	109865		36-38 Villiers Street, NORTH MELBOURNE VIC 3051	HO1123	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Villiers Street	40-42	TBD	-	109864		40-42 Villiers Street, NORTH MELBOURNE VIC 3051	HO1123	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Youngs Lane	26	TBD	-	110271		26 Youngs Lane, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Confirmed	Contributory	
Parkville	Omitted or incorrect	Bayles Street	14	Contributory	Significant	100873		14 Bayles Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	98	Contributory	Significant	104169	Otway House	98 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	100	Contributory	Significant	104168		100 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	D				
Parkville	Omitted or incorrect	Gatehouse Street	106	Contributory	Significant	104167		106 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	108	Contributory	Significant	104166		108 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	110	Contributory	Significant	104164	Davina	110 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	112	Contributory	Significant	104163		112 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	161-163 (Walmsley House)	Significant	Significant	107426	Royal Park	Royal Park, 52-68 Flemington Road, PARKVILLE VIC 3052	HO933;HO895;HO1093;HO898	Part of VHR H1946	H2337;H1747;H1585;H1946				
Parkville	Omitted or incorrect	Leonard Street	Cnr Royal Pde	Significant	-	108496	International House	197-259 Royal Parade, PARKVILLE VIC 3052	HO4	Parkville Precinct	A				
Parkville	Omitted or incorrect	Manningham Street	2A (Southgate Lodge)	Significant	Significant	107426	Royal Park	Royal Park, 52-68 Flemington Road, PARKVILLE VIC 3052	HO933;HO895;HO1093;HO898	Part of VHR H2337	H2337;H1747;H1585;H1946				
Parkville	Omitted or incorrect	Royal Parade	141	Contributory	Significant	108487	St Andrews House	141 Royal Parade, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Royal Parade	157	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A				

Parkville	Omitted or incorrect	Royal Parade	159	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	161	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	163	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	165	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	167	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	169	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	173	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	175	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	217	Significant	-	108496	International House	197-259 Royal Parade, PARKVILLE VIC 3052	HO4	Parkville Precinct	B					
Parkville	Omitted or incorrect	The Avenue	160-162	Significant	-	626394	Cumnock House	160-162 The Avenue, PARKVILLE VIC 3052	HO4	Parkville Precinct	A					
Parkville	Omitted or incorrect	The Avenue	Park Keeper's Lodge	Significant	Significant	107426	Royal Park	Royal Park, 52-68 Flemington Road, PARKVILLE VIC 3052	HO933;HO895 ;HO1093;HO898		Part of VHR H2337	H2337;H1747; H1585;H1946				
Parkville	Omitted or incorrect	The Avenue	Railway Bridge	Contributory	-	ASSET	#N/A	#N/A	HO4	Parkville Precinct	C	#N/A				
Parkville	D in individual	The University of Melbourne	Agriculture and Forestry Building	TBD	-	104468	University of Melbourne	University of Melbourne, 156-290 Grattan Street, PARKVILLE VIC 3010	HO355;HO338 ;HO336;HO360;HO350;HO332;HO347;HO331;HO988;HO330;HO346;HO333;HO334 ;HO335;HO339;HO342;HO341;HO872;HO820;HO348;HO821;HO326;HO329;HO324 ;HO343;HO361		D	H1045;HO921;HO922;HO875;HO925;HO923;HO920;HO924;H1012;H1004;H1003;HO919;HO918;H1508	Changed	Significant	LARGE BRICK INTERWAR ACADEMIC BUILDING. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.	
Parkville	D in individual	The University of Melbourne	Richard Berry Building	TBD	-	104468	University of Melbourne	University of Melbourne, 156-290 Grattan Street, PARKVILLE VIC 3010	HO355;HO338 ;HO336;HO360;HO350;HO332;HO347;HO331;HO988;HO330;HO346;HO333;HO334 ;HO335;HO339;HO342;HO341;HO872;HO820;HO348;HO821;HO326;HO329;HO324 ;HO343;HO361		D	H1045;HO921;HO922;HO875;HO925;HO923;HO920;HO924;H1012;H1004;H1003;HO919;HO918;H1508	Changed	Significant	LARGE BRICK INTERWAR ACADEMIC BUILDING. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.	
South Yarra	Omitted or incorrect	Bromby Street	39-45	Significant	-	101282	St Thomas Aquinas Church	39-45 Bromby Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B					
South Yarra	D in individual	Clowes Street	54	TBD	-	110918		52-54 Clowes Street, SOUTH YARRA VIC 3141	HO409	54 Clowes Street, 5th Yarra	D		Downgraded	Not significant or contributory	INTERWAR. BUILDING HAS BEEN DEMOLISHED AND REPLACED WITH TWO MODERN DWELLINGS. RECOMMEND REMOVE HO409.	
South Yarra	D in individual	Clowes Street	31	TBD	-	102018		31-33 Clowes Street, SOUTH YARRA VIC 3141	HO406	31 Clowes Street, 5th Yarra	D		Downgraded	Not significant or contributory	INTERWAR RESIDENCE HAS BEEN ADAPTED TO FLATS AND STRIPPED OF ORIGINAL EXTERNAL DETAIL. HAS BEEN SUBJECT TO SUCCESSIVE PHASES OF EXTERNAL CHANGE. RECOMMEND REMOVE HO406. THE PROPERTY SHOULD REMAIN IN HO6 AS NON-CONTRIBUTORY.	
South Yarra	Omitted or incorrect	Commercial Road	24-88 (Fawkner Park)	Significant	Significant (applies to Substation)	103756	Fawkner Park	Fawkner Park, 24-88 Commercial Road, SOUTH YARRA VIC 3141	HO1233; HO6		VHR H2361	H2361				
South Yarra	Omitted or incorrect	Domain Road	127-129	Contributory	-	102497		127-129 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					

South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	106	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B					
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	110	Contributory	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	114	TBD	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C			Changed	Significant	THIS GRADING APPLIES TO 114 DOMAIN STREET. IT IS A SUBSTANTIAL DOUBLE FRONTED TWO STOREY FREESTANDING VICTORIAN DWELLING OF ELABORATE POLYCHROMATIC BRICKWORK WITH RENDER EMBELLISHMENT. VERY SIMILAR TO 106 DOMAIN STREET TO THE SOUTH, WHICH IS GRADED SIGNIFICANT. ACCORDING TO I HERITAGE DATABASE: NOTABLE FEATURES INCLUDE THE FENCE, UNPAINTED DECORATIVE BRICKWORK AND AN ELABORATE / HIGH STANDARD DESIGN OF CEMENT RENDERED SURFACES. THIS EXAMPLE IS LARGER THAN THE TYPICAL EXAMPLES OF THIS TYPE AND IS INCREASED IN SIGNIFICANCE BY THE MATCHING RESIDENCE AT 106 AND THE ADJOINING SIMILAR RESIDENCE AT 110.
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	118	Contributory	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	124	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B					
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	132	TBD	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C			Confirmed	Contributory	
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	136	TBD	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C			Confirmed	Contributory	
South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	142	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B					
South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	148	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A					
South Yarra	Omitted or incorrect	Domain Street	79 (Myer Music Schools - MGS)	TBD	-	101276		1-7 Bromby Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C			Changed	Significant	THIS IS THE MYER MUSIC SCHOOL BUILDING AT 79 DOMAIN STREET, SOUTH YARRA, WHICH WAS CONSTRUCTED IN 1960-61, AND DESIGNED BY NOTED ARCHITECTS WICKKIDGE, STANKE & MITCHELL. IT WAS PHOTOGRAPHED BY PETER WILLE. SEE SLV COLLECTION. TWO-STOREY BRICK BUILDING ADOPTS A PAVILION FORM, WITH A CORBUSIAN DERIVED SKILLION ROOF RAISED ON EXPRESSED STEEL COLUMNS. STREET FACADE IS OPEN AT GROUND LEVEL PROVIDING A GATED ENTRY WITH INFILL PANELS OF BRICKWORK. GLAZING TO EAVES LEVEL. THE ARRANGEMENT IS ENHANCED BY A FORMAL GARDEN TREATMENT PARTLY ALTERED WHICH INCORPORATES A WALL OF HIT-AND-MISS BRICKWORK. THE DESIGN INCORPORATES A WALLED PRIVATE GARDEN ON THE NORTH SIDE.
South Yarra	Omitted or incorrect (streetscape grading omitted)	Hope Street (Fawkner Club Hotel, also known as 52-56 Toorak Road West)	2-14	Contributory	Significant	109532	Fawkner Club Hotel	2-14 Hope Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C					
South Yarra	Omitted or incorrect	Millswyn Street	Maples Wall (also known as Rear, 44 St Martins Lane)	Contributory	-	106648	Millswyn Place	112-118 Millswyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	Omitted or incorrect	Millswyn Street	Unit 4, rear 114	Contributory	-	106648	Millswyn Place	112-118 Millswyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					

South Yarra	Omitted or incorrect	Millswyn Street	Maples Shed,	Contributory	-	106648	Millswyn Place	112-118 Millswyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	Omitted or incorrect	Millswyn Street	Maples Store	Contributory	-	106648	Millswyn Place	112-118 Millswyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	Omitted or incorrect	Punt Road	437	TBD	-	107777		431-439 Punt Road SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C		Changed (church) Downgraded (weatherboard dwelling to rear of church)	Significant (church) Non-contributory (weatherboard dwelling to rear of church)	THE CHURCH BUILDING AT THE FRONT, OR EAST SIDE OF THIS PROPERTY AS PRESENTS TO PUNT ROAD, IS SIGNIFICANT. IT WAS CONSTRUCTED IN 1864 OF BLUESTONE, WITH CEMENT DRESSING, TO A DESIGN BY NOTED ARCHITECTS CROUCH AND WILSON. THE FACADE INCLUDES TWIN TURRETS, WHERE THE SPIRES ARE NO LONGER IN EVIDENCE, WITH A CENTRAL FOUR-LIGHT WINDOW AND OPEN-WORK GABLED PARAPET. IT HISTORICALLY HOUSED A GEORGE FINCHAM ORGAN, WHICH HAS BEEN REMOVED. THE CHURCH HAS BEEN ADAPTED TO RESIDENTIAL APARTMENTS, BUT STILL PRESENTS WITH ITS LARGELY ORIGINAL CHARACTER AND DETAILING TO PUNT ROAD. THE WEATHERBOARD RESIDENCE TO THE REAR HAS BEEN DEMOLISHED, HENCE ITS NON-CONTRIBUTORY GRADING.	
South Yarra	Omitted or incorrect	Punt Road	451	TBD	-	107778		1-19 Park Lane SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A		Downgraded	Non-contributory	THIS GRADING APPLIES TO THE MODERN MENS STYLE TOWNHOUSE DEVELOPMENT WHICH IS LOCATED AT 1-19 PARK LANE. THIS ALSO APPEARS TO BE THE SITE OF 451 PUNT ROAD. THERE IS NO HISTORIC CHURCH BUILDING ON THIS SITE.	
South Yarra	Omitted or incorrect	Punt Road	485-489	Contributory	-	107784		485-489 Punt Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	D in individual	Punt Road	783	TBD	-	107820	Balmoral	773-783 Punt Road, SOUTH YARRA VIC 3141	HO412	783 Punt Road, Sth Yarra	D		Confirmed	Contributory	LATE VICTORIAN FREE-STANDING VILLA HAS BEEN MODIFIED TO ITS FACADE/FRONTAGE AND IS NOT DESERVING OF AN INDIVIDUAL HO. RECOMMENDED AS CONTRIBUTORY TO HO412, TO BE REVIEWED AND/OR CONFIRMED IN THE FORTHCOMING SOUTH YARRA HERITAGE REVIEW.	
South Yarra	Omitted or incorrect	Toorak Road	2W-8W (Synagogue)	Significant	-	109540	Synagogue	2W-8W Toorak Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A					
South Yarra	Omitted or incorrect	Toorak Road	Christ Church Vicarage	Significant	Significant	107812		663-681 Punt Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A					
South Yarra	D in individual	Walsh Street	310	TBD	-	109904		310-316 Walsh Street, SOUTH YARRA VIC 3141	HO454	310 Walsh Street, Sth Yarra	D		Changed	Significant	GEORGIAN REVIVAL BLOCK OF FLATS, 1930S. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.	
South Yarra	D in individual	Walsh Street	322	TBD	-	109901	The Ivel	322 Walsh Street, SOUTH YARRA VIC 3141	HO457	322 Walsh Street, Sth Yarra	D		Confirmed	Contributory	1918 BUNGALOW STYLE FLAT BLOCK, ATTRIBUTED TO HOWARD LAWSON, HAS BEEN MODIFIED AND IS NOT SIGNIFICANT. RECOMMEND AS A CONTRIBUTORY PROPERTY IN AN EXTENDED HO6, AND RECOMMEND REMOVE HO457.	
South Yarra	D in individual	Walsh Street	281	TBD	-	100426	Melbourne Girls Grammar School	62-108 Anderson Street, SOUTH YARRA VIC 3141	HO851;HO435 ;HO852; HO6		D		Confirmed	Contributory	1923 BRICK HOUSE, PART OF MELBOURNE GIRLS GRAMMAR. THIS BUILDING IS NOT SIGNIFICANT AND IS RECOMMENDED AS A CONTRIBUTORY PROPERTY IN AN EXTENDED HO6. RECOMMEND REMOVE HO435. THE INCORPORATED PLAN AS RELATES TO THE SCHOOL SHOULD BE IDENTIFIED IN THE SCHEDULE TO THE HO.	
South Yarra	D in individual	Walsh Street	281 (adjacent)	TBD	-	100426	Melbourne Girls Grammar School	62-108 Anderson Street, SOUTH YARRA VIC 3141	HO851;HO435 ;HO852; HO6		D		Downgraded	Not significant or contributory	THIS BUILDING HAS BEEN DEMOLISHED, IN C.2009. RECOMMEND REMOVE HO851.	
South Yarra	D in individual	Walsh Street	285	TBD	-	100426	Melbourne Girls Grammar School	62-108 Anderson Street, SOUTH YARRA VIC 3141	HO851;HO435 ;HO852; HO6		D		Changed	Significant	1935 MODERNIST HOUSE. THIS BUILDING IS SIGNIFICANT, BUT RATHER THAN RETAIN AS AN INDIVIDUAL HO, IT IS RECOMMENDED TO BE INCLUDED AS A SIGNIFICANT PROPERTY IN AN EXTENDED HO6. A STATEMENT OF SIGNIFICANCE HAS BEEN PREPARED. RECOMMEND REMOVE HO852. THE INCORPORATED PLAN AS RELATES TO THE SCHOOL SHOULD BE IDENTIFIED IN THE SCHEDULE TO THE HO.	
South Yarra	D in individual	Walsh Street	291	TBD	-	109894		289-291 Walsh Street, SOUTH YARRA VIC 3141	HO437	291 Walsh Street, Sth Yarra	D		Confirmed	Contributory	1923 BRICK HOUSE. THIS BUILDING IS NOT SIGNIFICANT, AND IS RECOMMENDED AS A CONTRIBUTORY PROPERTY IN AN EXTENDED HO6. RECOMMEND REMOVE HO437. THE INCORPORATED PLAN AS RELATES TO THE SCHOOL SHOULD BE IDENTIFIED IN THE SCHEDULE TO THE HO.	
Southbank	D in individual	City Road	157-165	TBD	-	110366	The Summit Concierge Apartments	The Summit Concierge Apartments, 157-165 City Road, SOUTHBANK VIC 3006	HO367; HO1214		D		Downgraded	Not significant or contributory	THIS BUILDING HAS BEEN DEMOLISHED, MODERN RESIDENTIAL TOWER IN THIS LOCATION. RECOMMEND REMOVE HO367.	