

Planning and Environment Act 1987

# Melbourne PLANNING SCHEME

# AMENDMENT C403MELB

# EXPLANATORY REPORT

## Who is the planning authority?

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

## Land affected by the amendment

The amendment affects the land shown in Figure 1 below and includes both the land shaded grey and the land with the dashed outline.

A reference table is provided at Attachment 1 to this explanatory report which lists the properties reviewed by this amendment including the address of each property and changes proposed through this amendment.



Figure 1. Land affected by the amendment (shown in grey shading), North Melbourne Heritage Review study area (shown in dashed outline)

## What the amendment does

The amendment proposes to implement the recommendations of the North Melbourne Heritage Review July 2022 (the Review) on a permanent basis by:

* Applying individual Heritage Overlays to four (4) places and introducing new Statements of Significance for each place.
* Amending the boundary of the existing North & West Melbourne Precinct Heritage Overlay 03 (HO3).
* Amending the North & West Melbourne Precinct HO3 Statement of Significance.
* Deleting Heritage Overlays HO284 and HO953.
* Amending the existing incorporated document titled Heritage Places Inventory March 2022 to change the document’s date and to reflect various changes (building heritage categories, streetscape categories and address corrections) for approximately 119 properties.

See Attachment 1 which identifies the changes for each property.

In detail, the amendment proposes to make the following changes to the Melbourne Planning Scheme:

* Amend the policy at Clause 22.05 (Heritage Places outside the Capital City Zone) to include the North Melbourne Heritage Review 2022 as a policy reference.
* Amend the Schedule to Clause 43.01 (Heritage Overlay) to:
	+ Include four (4) new individual Heritage Overlays and Statements of Significance:
		- HO1386 The Albion Hotel, 171-173 Curzon Street, North Melbourne.
		- HO1387 Hotham Gardens, Stage 1, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O’Shanassy Street, North Melbourne.
		- HO1388 Harris Plane Tree Avenue, Harris Street (between Errol and Curzon Streets), Plane Tree Way (between Dryburgh and Abbotsford Streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O’Shanassy Street and Part 141-157 Curzon Street, North Melbourne.
		- HO1389 Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne.
	+ Delete two (2) Heritage Overlays:
		- HO953 Racecourse Road/Alfred Street, North Melbourne – 68 properties to be incorporated into HO3 and 13 properties to be removed from the Heritage Overlay.
		- HO284 - 480-482 Abbotsford St, North Melbourne to be added to the expanded HO3.
	+ Introduce a new Statement of Significance to existing individual Heritage Overlay HO295 “North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne” and correct the address.
	+ Amend the Heritage Precincts Statements of Significance February 2020 by changing the date to July 2022 and removing the North & West Melbourne Precinct Statement of Significance.
	+ Introduce a revised HO3 North & West Melbourne Precinct Statement of Significance July 2022 incorporated document.
* Amend Planning Scheme Maps 4HO and 5HO to:
	+ Introduce four (4) new Individual Heritage Overlays and delete two Individual Heritage Overlays: HO953 and HO284.
	+ Amend the boundary of HO3 North & West Melbourne Precinct as described below:
		- Expand the existing boundary to the north-west corner of the study area to incorporate 68 properties currently covered by deleted overlay HO953.
		- Introduce one property currently covered by the deleted overlay HO284.
		- Introduce one property not currently covered by a Heritage Overlay at 162-168 Arden Street, North Melbourne.
		- Delete two sections on Flemington Road: between Melrose and Abbotsford Streets and also Harker and Harcourt Streets.
* Amend the Schedule to Clause 72.04 (Incorporated Documents) by:
	+ Amending the Heritage Precincts Statements of Significance February 2020 by changing the date to July 2022 and removing the North & West Melbourne Precinct Statement of Significance.
	+ Introducing a revised HO3 North & West Melbourne Precinct Statement of Significance July 2022.
	+ Introducing Statements of Significance for five individual places:
		- HO1386 The Albion Hotel, 171-173 Curzon Street, North Melbourne.
		- HO1387 Hotham Gardens, Stage 1, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O’Shanassy Street, North Melbourne.
		- HO1388 Harris Street Plane Tree Avenue, Harris Street (between Errol and Curzon Streets), and Plane Tree Way (between Dryburgh and Abbotsford Streets) and Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80 O’Shanassy Street, Part 141-157 Curzon Street, North Melbourne.
		- HO1389 Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne.
		- HO295 North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne.
	+ Amending the existing incorporated document Heritage Places Inventory March 2022 to:
		- Change the date to amended July 2022.
		- Change the heritage building category of approximately 100 properties and add a significant streetscape category to nineteen properties. (See Attachment 1)
		- Correct addressing and other anomalies. (See Attachment 1)
* Amend the Schedule to Clause 72.08 (Background Documents) by adding the North Melbourne Heritage Review July 2022 as a Background Document.

## Strategic assessment of the amendment

## Why is the amendment required?

The amendment is required to implement the findings and provide permanent heritage protection for properties identified in the Review to ensure their heritage values are recognised and protected.

The introduction of permanent heritage controls will ensure that the potential impact of new development on the heritage value of these places is considered as part of development applications and achieve the best planning outcomes for the City of Melbourne. The amendment is also required to incorporate new statements of significance to the planning scheme and to rectify mapping and property address anomalies.

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

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

* 4(1)(a) To provide for the fair, orderly, economic and sustainable use and development of land
* 4(1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
* 4(1) (g) – to balance the present and future interests of all Victorians.

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

### Environmental

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

### Social and Economic

Heritage buildings engender a sense of place and connection in communities that contributes to wellbeing. This is demonstrated through the community interest in the heritage reviews which provide the strategic justification for planning scheme protection through amendments to the planning scheme. The recognition of buildings, streetscapes and precincts contributes to an understanding of North Melbourne’s cultural heritage for present and future generations. The retention of heritage fabric will bring economic benefit as it strengthens the attractiveness of the area and encourages people to want to visit, work and spend time and money.

Heritage Overlays can generate other benefits beyond the community value placed on heritage. Heritage also helps strengthen the ‘brand’ of North Melbourne and put the area in a better position to attract inward investment and knowledge workers. More generally, retention of heritage can boost the competitiveness of the City’s interstate and inter-regional tourist offer, thereby improving export effectiveness. By retaining heritage stock, the Heritage Overlay may also assist in skills formation in respect of conservation.

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

## Does the amendment address relevant bushfire risk?

The amendment will not result in any increase in bushfire risk as it applies to land in an urban area that is not identified as being within an area of bushfire risk.

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

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

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

* 4.4.1 Recognise the value of heritage when managing growth and change.
* 4.4.2 Respect and protect Melbourne’s Aboriginal cultural heritage.
* 4.4.3 Stimulate economic growth through heritage conservation.
* 4.4.4 Protect Melbourne’s heritage through telling its stories.

The amendment complies with Ministerial Direction No 11 – Strategic Assessment of Amendments as outlined in this explanatory report.

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

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

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

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

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

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

* Clause 21.06-2 (Heritage) of the Municipal Strategic Statement which seeks to conserve and enhance places and precincts of identified cultural heritage significance.
* Clause 22.05 (Heritage Places outside the Capital City Zone) which seeks to conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.

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

The proposed amendment makes proper use of the Victoria Planning Provisions. The Schedule to the Heritage Overlay is the proper Victorian Planning Provision to apply in order to protect a place of heritage significance.

The amendment makes proper use of incorporated documents to clearly define the heritage significance of the places affected by the amendment.

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

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

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

The amendment will have no significant impact on the transport system and will not be inconsistent with the transport system objectives nor the decision-making principles of the Transport Integration Act 2010.

## Resource and administrative costs

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

The inclusion of additional places within the Schedule to Clause 43.01 (Heritage Overlay) may contribute to a minor increase in the number of planning permit applications on an annual basis.

This increase can be accommodated within the existing resources. These resource and administration costs will be off-set by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to Clause 43.01 (Heritage Overlay).

## Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Melbourne’s website at <https://participate.melbourne.vic.gov.au/amendment-c403>

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

City of Melbourne

Customer Service Counter

Ground Floor

Melbourne Town Hall Administration Building

120 Swanston Street

MELBOURNE VIC 3000

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

## Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by Thursday 15 September 2022.

A submission must be written and either lodged via:

* An online form available at: <https://participate.melbourne.vic.gov.au/amendment-c403>
* Emailed to: heritage@melbourne.vic.gov.au
* Or posted to:

Manager Heritage Strategy

City of Melbourne

GPO Box 1603

MELBOURNE VIC 3001

## Panel hearing dates

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

* Directions hearing: 20 March 2023
* Panel hearing: 24 April 2023

## Sites affected by Amendment C403melb

### 1. Proposed new individual Heritage Overlays

|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01** | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 2022***  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 1 | None  | HO1389 | YesApply new HO1389 (Mapping reference 4HO) | Flemington Bridge Railway Station 211 Boundary Road  | YesAdd HO1389 as a new heritage place: “Flemington Bridge Railway Station (211 Boundary Road)”Add reference to Statement of Significance for HO1389 | Yes | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 2 | None  | HO1386 | YesApply new HO1386 (Mapping reference 5HO) | Albion Hotel 171-173 Curzon Street | YesAdd HO1386 as a new heritage place: “Albion Hotel (171-173 Curzon Street)”Add reference to Statement of Significance for HO1386 | Yes | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 3 | Harris Street: HO3  | HO1388 | YesDelete HO3 from Harris Street between Errol and Cuzon Streets) and apply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: The Harris Street road reserve (between Errol and Curzon Streets) | YesAdd HO1388 as a new heritage place: “Harris Street Plane Tree Avenue: (Harris Street (between Errol and Curzon streets), Plane Tree Way (between Abbotsford and Dryburgh streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O’Shanassy Street and Part 141-157 Curzon Street)”Add reference to Statement of Significance for HO1386 | Yes  | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 4 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: The Plane Tree Way road reserve (between Abbotsford and Dryburgh Streets) | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 5 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: Part 302-326 Abbotsford Street (treed avenue only) | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 6 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: Part 50-56 O’Shanassy Street (treed avenue only) | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventorywith category "Significant" and streetscape category "-" |
| 7 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: Part 58-64 O’Shanassy Street (treed avenue only) | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventorywith category "Significant" and streetscape category "-" |
| 8 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: Part 66-72 O’Shanassy Street (treed avenue only) | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 9 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: Part 74-80 O’Shanassy Street (treed avenue only)  | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventorywith category "Significant" and streetscape category "-" |
| 10 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: Part 92-132 O’Shanassy Street (treed avenue only) | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 11 | None | HO1388 | YesApply new HO1388 (Mapping reference 4HO and 5HO) | Harris Street Plane Tree Avenue includes: Part 141-157 Curzon Street (treed avenue only) | YesAdd HO1388 as a new heritage place as above  | Yes  | YesInclude in inventorywith category "Significant" and streetscape category "-" |
| 12 | None  | HO1387 | YesApply new HO1387 (Mapping reference 5HO) | Hotham Gardens – Stage 1 includes:55-61 O’Shanassy Street | YesAdd HO1387 as a new heritage place: “Hotham Gardens – Stage 1 (55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O’Shanassy Street)” | Yes | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 13 | None  | HO1387 | YesApply new HO1387 (Mapping reference 5HO) | Hotham Gardens – Stage 1 includes: 63-69 O’Shanassy Street | YesAdd HO1387 as a new heritage place as above  | Yes | YesInclude in inventorywith category "Significant" and streetscape category "-" |
| 14 | None  | HO1387 | YesApply new HO1387 (Mapping reference 5HO) | Hotham Gardens – Stage 1 includes:71-77 O’Shanassy Street | YesAdd HO1387 as a new heritage place as above  | Yes | YesInclude in inventory with category "Significant" and streetscape category "-" |
| 15 | None  | HO1387 | YesApply new HO1387 (Mapping reference 5HO) | Hotham Gardens – Stage 1 includes:79-85 O’Shanassy Street | YesAdd HO1387 as a new heritage place as above  | Yes | YesInclude in inventorywith category "Significant" and streetscape category "-" |
| 16 | None  | HO1387 | YesApply new HO1387 (Mapping reference 5HO) | Hotham Gardens – Stage 1 includes:87-93 O’Shanassy Street | YesAdd HO1387 as a new heritage place as above  | Yes | YesInclude in inventorywith category "Significant" and streetscape category "-" |
| 17 | None  | HO1387 | YesApply new HO1387 (Mapping reference 5HO) | Hotham Gardens – Stage 1 includes:95-101 O’Shanassy Street | YesAdd HO1387 as a new heritage place as above  | Yes | YesInclude in inventorywith category "Significant" and streetscape category "-" |

### 2. Proposed new Statement of Significance for an existing individual Heritage Overlay place

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01** | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 2022*** |
| 18 | HO295 | HO295 | No | North Melbourne Primary School200-214 Errol Street  | YesAdd reference to Statement of Significance for HO295 and amend the address: “North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne”  | Yes | YesChange address in inventory.Property is currently listed in inventory with incorrect address 210 Errol Street and building category “Significant” and streetscape category "- " Property remains significant with an address change |

### 3. Proposed category change to a property currently with no Heritage Overlay to be included into HO3

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01** | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 202*2** |
| 19 | None  | HO3 | YesApply HO3 (Mapping reference 4HO) | Former British Hotel162-168 Arden Street | No  | No  | YesInclude in Inventorywith category of "Contributory" and streetscape category "-" |

### 4. Proposed deletion of HO3 from 2 sections of road

|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01**  | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 2022***  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 20 | HO3 | None | Yes Delete HO3 (Mapping reference 4HO and 5HO) | Section of Flemington Road:South of Melrose Street and north of Abbotsford Street  | No | No | No No change the road reserve remains non contributory  |
| 21 | HO3 | None | Yes Delete HO3 (Mapping reference 4HO and 5HO) | Section of Flemington Road:South of Harker Street and north of Harcourt Street | No | No | No No change the road reserve remains non contributory |

5. Proposed individual Heritage Overlays to be deleted and replaced by HO3

|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01**  | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 2022***  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 22 | HO284  | HO3 | YesDelete existing individual HO284 and apply HO3 (Mapping reference 5HO) | Glendalough Terrace 480-482 Abbotsford Street | Yes Delete HO284 “480-482 Abbotsford St, North Melbourne” and apply HO3 to “480-482 Abbotsford St, North Melbourne” | No | No Property is currently in inventory with category "Significant" and streetscape category "-"No change retain significant category |
| 23 | HO953 | Part of HO953 is proposed to be replaced by HO3 and part of HO953 is proposed to be removed from the Heritage Overlay | YesDelete existing HO953 “Racecourse Road/Alfred Street, North Melbourne’ currently covering 81 properties and apply HO3 to incorporate 68 properties with 13 properties to have no Heritage Overlay (Mapping reference 4HO)  | Racecourse Road/Alfred Street PrecinctDetails of the 81 properties are listed below in Sections 6 & 7 of this table | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne’ | No  | Details of the 81 properties are listed below in Sections 5 & 6 of this table |

6. Proposed deletion of Heritage Overlay HO953 and changes to 68 properties to be included in HO3

|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01** | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 2022***  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 24 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO)  | 4 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains non contributory |
| 25 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | Wallace House6 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventorywith category "Significant" and streetscape category "-" |
| 26 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | Alfred’s Cottage8 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 27 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | Cambrian Cottage10 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 28 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | Woodbine Cottage12 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 29 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | Tyn'y ll Diart14 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 30 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | Pant Perthoc16 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 31 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 18 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 32 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 20 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 33 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 22 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 34 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 24 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 35 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 26 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 36 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 28 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 37 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 30 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventorywith category "Contributory" and streetscape category "-" |
| 38 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO)  | 32-34 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains non contributory |
| 39 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO)  | 36 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains non contributory |
| 40 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO)  | 38 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 41 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 40 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventory Inventory with category "Contributory" and streetscape category "-" |
| 42 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 42 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 43 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 44 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 44 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO)  | 46 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains non contributory  |
| 45 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 48 Alfred Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne”Remove HO953 and include in HO3 as contributory (formerly contributory). | No  | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 46 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 146 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains non contributory |
| 47 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 164-170 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 48 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 172 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in Iinventory with category "Contributory" and streetscape category "-" |
| 49 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 174 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 50 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 176 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 51 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 178 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 52 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 180 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory (vacant lot)  |
| 53 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 182 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 54 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 184 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 55 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 186 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 56 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 204 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 57 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 206 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 58 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 208 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 59 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 210-212 Boundary Road | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains in inventory with category "Contributory" and streetscape category "-" |
| 60 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 99 Buncle Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | NoProperty remains in inventory with category "Contributory" and streetscape category "-" |
| 61 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 101 Buncle Street | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 62 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | Braemar435-437 Flemington Road | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | YesInclude in inventory with category "Contributory" and streetscape category "-".The property is currently not listed in the inventory |
| 63 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 439-441 Flemington Road  | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 64 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 443 Flemington Road | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 65 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 445 Flemington Road | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 66 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 447 Flemington Road | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 67 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 1 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 68 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 3 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 69 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 5 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 70 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 7 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 71 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 9 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | YesOriginal building is demolished Delete from inventory Property is currently listed in inventory as “Contributory” and streetscape category "-" |
| 72 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 11-13 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | YesOriginal building is demolished Delete from inventory Property is currently listed in inventory as “Contributory” and streetscape category "-" |
| 73 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 4 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 74 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 6 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 75 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 8 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 76 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 10 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 77 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 12 George Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 78 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 15 McCabe Place | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 79 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 17 McCabe Place | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 80 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 19 McCabe Place | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 81 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 2 McCabe Place | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | YesInclude in inventory with category "Contributory" and streetscape category "-"This property is currently not listed in the inventory.  |
| 82 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 171-173 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 83 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 175 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 84 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 177 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No  | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 85 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 179 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 86 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 181 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 87 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 183 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 88 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 185 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Contributory" and streetscape category "-" |
| 89 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 187 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 90 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 189 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 91 | HO953 | HO3 | YesDelete existing HO953 and apply HO3 (Mapping reference 4HO) | 191-195 Melrose Street | YesDelete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains listed in inventory with category "Significant" and streetscape category "-" |

7. Proposed deletion of Heritage Overlay HO953 and the 13 properties to be permanently removed from the Heritage Overlay

|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01** | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 2022***  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 92 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 188 Boundary Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 93 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 371-377 Flemington Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No The original graded building has been demolished Property remains non contributory |
| 94 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 379-411 Flemington Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 95 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 415-433 Flemington Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 96 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 9 Lonie Street  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 97 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 9-11 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 98 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 13 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 99 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 15-17 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 100 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 18-42 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 101 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 23-25 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 102 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 27-31 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 103 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 33-39 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |
| 104 | HO953 | None  | YesDelete existing HO953 (Mapping reference 4HO) | 41-47 Racecourse Road  | Yes Delete HO953 “Racecourse Road/Alfred Street, North Melbourne” | No | No Property remains non contributory |

8. Proposed changes to properties within the existing HO3

|  | **Existing Heritage Overlay** | **Proposed Heritage Overlay** | **Change to HO Mapping** | **Address** | **Proposed Change to Schedule to Clause 43.01** | **Add Statement of Significance at Clause 72.04** | **Amend *Heritage Places Inventory March 2022***  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 105 | HO3 | HO3 | No | Former Wes Lofts & Co Office135-141 Abbotsford Street | No  | No  | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently not listed in the inventory |
| 106 | HO3 | HO3 | No  | 231 Abbotsford Street  | No | No  | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 107 | HO3 | HO3 | No | 235 Abbotsford Street | No  | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 108 | HO3 | HO3 | No | 245 Abbotsford Street  | No  | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 109 | HO3 | HO3 | No | 249 Abbotsford Street | No | No | Yes Remove from inventory (façade of building is of recent construction)Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 110 | HO3 | HO3 | No | 251 Abbotsford Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 111 | HO3 | HO3 | No | 261-285 Abbotsford Street | No  | No | Yes Remove from inventory (original building demolished) Property is currently listed in inventory under the incorrect address 265-267 Abbotsford Street with category “Contributory” and streetscape category "-“ |
| 112 | HO3 | HO3 | No | 445-447 Abbotsford Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-" |
| 113 | HO3 | HO3 | No | Prince Charlie Hotel and c1926 Melbourne City Mission Building 260-274 Abbotsford Street (previously also known as 129-131 Arden Street and 133 Arden Street) | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-" |
| 114 | HO3 | HO3 | No | 458 Abbotsford Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 115 | HO3 | HO3 | No | 460 Abbotsford Street  | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 116 | HO3 | HO3 | No | 6 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 117 | HO3 | HO3 | No | 8 Baillie Street | No | No | YesInclude in inventory with category of "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 118 | HO3 | HO3 | No | 10 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 119 | HO3 | HO3 | No | 12 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 120 | HO3 | HO3 | No | 14 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 121 | HO3 | HO3 | No | 16 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 122 | HO3 | HO3 | No | 42-46 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 123 | HO3 | HO3 | No | 48-50 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 124 | HO3 | HO3 | No | 52-56 Baillie Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 125 | HO3 | HO3 | No | St Michael’s Primary School 4-18 Brougham Street | No | No | Yes Include in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory as “Significant” to be relisted with the Significant building category to only relate to the Original School Building of c.1918 including front and rear wings. Category remains Significant but now only relates to the original school building  |
| 126 | HO3 | HO3 | No | Former Star of Hotham Hotel 2 Byron Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently not listed in the inventory due to addressing issue |
| 127 | HO3 | HO3 | No | 8 Canning Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 128 | HO3 | HO3 | No | 10 Canning Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently not listed in the inventory |
| 129 | HO3 | HO3 | No | 16 Canning Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 130 | HO3 | HO3 | No | Ss Peter and Paul Ukrainian Catholic Cathedral 35-37 Canning Street (includes 387 Dryburgh Street) | No | No | YesInclude in inventory with the streetscape category "-" and the following building heritage catagories:The Ukrainian Catholic Cathedral (1962-63) "Significant" 387 Dryburgh Street double fronted timber residence "Contributory" All other buildings and structures “Non-Contributory”In the inventory the Ukrainian Catholic Cathedral (1962-63) remains “Significant”, the timber residence at 387 Dryburgh remains as “Contributory” and other buildings and structures on site to be Non-contributory |
| 131 | HO3 | HO3 | No | 1 Carroll Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 132 | HO3 | HO3 | No | 3 Carroll Street | No  | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in inventory with category “Significant” and streetscape category "-“ |
| 133 | HO3 | HO3 | No | 5 Carroll Street | No  | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in inventory with category “Significant” and streetscape category "-“ |
| 134 | HO3 | HO3 | No | 7-9 Carroll Street | No  | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in inventory with category “Significant” and streetscape category "-“ |
| 135 | HO3 | HO3 | No | 11 Carroll Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 136 | HO3 | HO3 | No | 13 Carroll Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 137 | HO3 | HO3 | No | 32 Carroll Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 138 | HO3 | HO3 | No | 34 Carroll Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 139 | HO3 | HO3 | No | 36-38 Carroll Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 140 | HO3 | HO3 | No | 23-27 Chapman Street | No | No  | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 141 | HO3 | HO3 | No | Chapman Court59-63 Chapman Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 142 | HO3 | HO3 | No | Former Star of Hotham Hotel165 Chetwynd Street  | No  | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 143 | HO3 | HO3 | No | Bundaleer 176 Chetwynd Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in inventory with building category “Significant” and streetscape category "-“ |
| 144 | HO3 | HO3 | No | 1 Curran Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 145 | HO3 | HO3 | No | 2A Curran Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 146 | HO3 | HO3 | No | St Aloysius College 31-55 Curran Street | No | No | YesProperty is currently listed in inventory with an incorrect address (31 Curran Street) and category “Significant” and streetscape category "-“Include in inventory with the streetscape category "-" and the following building heritage catagories:The original Convent Building (1891) "Significant" Chapel (1925) "Significant" High School Building (1903) "Significant"School Building (1940) “Contributory”All other buildings and structures “Non-Contributory”The original Convent Building (1891), Chapel (1925) and High School Building (1903) remain as “Significant”, the 1940 school building changes from Significant to Contributory and other buildings and structures on site to change from Significant to Non-contributory and correct address. |
| 147 | HO3 | HO3 | No | 52 Curran Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 148 | HO3 | HO3 | No | Roslyn22-24 Curzon Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 149 | HO3 | HO3 | No | 365 Dryburgh Street | No | No | Yes Remove from inventory (alterations)Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 150 | HO3 | HO3 | No | 370-372 Dryburgh Street | No  | No | YesInclude property (remove reference to ‘rear’) in inventory with category “Contributory” and streetscape category “-“Property 370-372 (rear) is currently listed in inventory with category “Contributory” and streetscape category “-“  |
| 151 | HO3 | HO3 | No | Churchwell411 Dryburgh Street | No |  | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 152 | HO3 | HO3 | No | 1 Elm Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 153 | HO3 | HO3 | No | 68 Elm Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 154 | HO3 | HO3 | No | 70 Elm Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 155 | HO3 | HO3 | No | 139 Errol Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 156 | HO3 | HO3 | No | 141 Errol Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 157 | HO3 | HO3 | No | Interwar Substation: 196 Errol Street (included in 196-198 Errol Street) | No | No | YesInclude substation only in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 158 | HO3 | HO3 | No | Former Grand Duchess Hotel 51 Erskine Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently not listed in the inventory |
| 159 | HO3 | HO3 | No | 53 Erskine Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 160 | HO3 | HO3 | No | 55 Erskine Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category of “Contributory” and streetscape category "-“  |
| 161 | HO3 | HO3 | No | 32-34 Erskine Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 162 | HO3 | HO3 | No | 36 Erskine Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 163 | HO3 | HO3 | No | 135 Flemington Road | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 164 | HO3 | HO3 | No | 137 Flemington Road | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 165 | HO3 | HO3 | No | 193 Flemington Road | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 166 | HO3 | HO3 | No | 195 Flemington Road | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 167 | HO3 | HO3 | No | 295 Flemington Road | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 168 | HO3 | HO3 | No | 83 Howard Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 169 | HO3 | HO3 |  | 8-14 Howard Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 170 | HO3 | HO3 |  | 28-34 Howard Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently not listed in the inventory |
| 171 | HO3 | HO3 | No | 20-22 Kipling Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 172 | HO3 | HO3 | No | 27-35 Leveson Street | No  | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 173 | HO3 | HO3 | No | 91-101 Leveson Street  | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 174 | HO3 | HO3 | No | 1 Little Curran Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 175 | HO3 | HO3 | No | 27 Little Leveson Street | No | No | Yes Remove from inventory (extensive alterations)Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 176 | HO3 | HO3 | No | 29-31 Little Leveson Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 177 | HO3 | HO3 | No | 2-4 O’Shanassy Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 178 | HO3 | HO3 | No  | 367-395 Queensberry Street | No | No | YesInclude in inventory with the streetscape category "-" and the following building heritage catagories:- The St Joseph’s College original School Building (1901) "Significant" - All other buildings and structures “Non-contributory”The original school building (1901) to remain significant and all other buildings and structures on site to change category from Significant to Non-contributory.  |
| 179 | HO3 | HO3 | No | 399-405 Queensberry Street | No | No | Yes Remove from inventory (original Hotel has been demolished)Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 180 | HO3 | HO3 | No | 439 Queensberry Street  | No | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with building category “Contributory” and streetscape category "-“ |
| 181 | HO3 | HO3 | No | 441-443 Queensberry Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "Significant"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 182 | HO3 | HO3 | No | 445-447 Queensberry Street  | No | No | YesInclude in inventory with category of "Significant" and streetscape category "Significant" Property is currently listed in the inventory with building category “Significant” and streetscape category “-“  |
| 183 | HO3 | HO3 | No | 473 Queensberry Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in inventory with building category “Significant” and streetscape category of "-“ |
| 184 | HO3 | HO3 | No | 475 Queensberry Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in inventory with building category “Significant” and streetscape category "-“ |
| 185 | HO3 | HO3 | No | 477 Queensberry Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in Part A inventory with building category “Significant” and streetscape category "-“ |
| 186 | HO3 | HO3 | No | 479 Queensberry Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in Part A inventory with building category “Significant” and streetscape category "-“ |
| 187 | HO3 | HO3 | No | 481 Queensberry Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in Part A inventory with building category “Significant” and streetscape category "-“ |
| 188 | HO3 | HO3 | No | 483 Queensberry Street  | No | No | YesInclude in inventory with category "Significant" and streetscape category "Significant"Property is currently listed in Part A inventory with building category “Significant” and streetscape category "-“ |
| 189 | HO3 | HO3 | No | 484-488 Queensberry Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 190 | HO3 | HO3 | No | 508-512 Queensberry Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 191 | HO3 | HO3 | No | 514-516 Queensberry Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 192 | HO3 | HO3 | No | 518-520 Queensberry Street | No | No | YesInclude in inventory with category "Significant" and streetscape category "-"Property is currently listed in inventory with category “Contributory” and streetscape category "-“ |
| 193 | HO3 | HO3 | No | 604 Queensberry Street | No  | No | Yes Remove from inventory (extensively altered)Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 194 | HO3 | HO3 | No | 606 Queensberry Street | No | No | Yes Remove from inventory (extensively altered) Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 195 | HO3 | HO3 | No | 680-684 Queensberry Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 196 | HO3 | HO3 | No | 692-694 Queensberry Street | No | No | Yes Remove from inventory (extensively altered)Property is currently listed in inventory with category “Contributory” and streetscape category "- " |
| 197 | HO3 | HO3 | No | 460 Victoria Street | No | No | YesInclude in inventory with category of "Significant" and streetscape category "-"Property is currently listed in inventory with category of “Contributory” and streetscape category of "-“ |
| 198 | HO3 | HO3 | No | 606-608 Victoria Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 199 | HO3 | HO3 | No | 610-612 Victoria Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 200 | HO3 | HO3 | No | 614-616 Victoria Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 201 | HO3 | HO3 | No | 622-624 Victoria Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 202 | HO3 | HO3 | No | 626-628 Victoria Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 203 | HO3 | HO3 | No | 630-632 Victoria Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 204 | HO3 | HO3 | No | 20 Wood Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |
| 205 | HO3 | HO3 | No | 20A Wood Street | No | No | YesInclude in inventory with category "Contributory" and streetscape category "-"Property is currently not listed in the inventory |