

City of Melbourne **Project Brief**

Project Brief

Review of heritage buildings in West Melbourne

Project Owner

David Mayes

Project Manager

Victoria Evans

Date Updated

30/03/2015



CITY OF MELBOURNE

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1 PURPOSE

The purpose of the Review is to determine which buildings and precincts in the study area warrant heritage protection under the Melbourne Planning Scheme.

The Review will inform an amendment to the Melbourne Planning Scheme to ensure that properties with heritage significance are protected. It will also inform the preparation of the West Melbourne Structure Plan which will be undertaken in parallel.

The Review study area is the entire West Melbourne residential area. This mixed use area is bounded by Laurens, Victoria, Peel, William, La Trobe, Adderley and Dudley Streets and Railway Place (refer to Map at Attachment 1) and has approximately 1172 buildings. The area has 3744 residents and 11,360 workers (CLUE, 2013).

The Municipal Strategic Statement (MSS) identifies West Melbourne as an 'other local area' of incremental growth. The area is situated between the high growth areas of the central city (Hoddle grid, City North and Docklands), E-Gate and Arden-Macaulay and the North Melbourne stable area.

2 PROJECT DEFINITION

2.1 Project Requirements

Consultants should provide a fee proposal for the following:

2.1.1 The Review

Undertake a heritage review of the study area (Map at Attachment 1). This includes the following tasks (in accordance with the DTPLI Planning Practice Note '*Applying the Heritage Overlay September 2012*')

1. Review all buildings within the study area of which there are approximately 1172 (map at Attachment 1);
2. Make a recommendation for each building in the study area detailing whether the building should be retained in, removed from, or added to, a heritage overlay as either an individually significant building or a contributory building within a precinct. Gradings are to be consistent with those currently used outside the Capital City Zone. In addition, each building should be graded significant, contributory or non contributory.
3. Prepare Statements of Significance for all proposed precincts, and for all individually significant places.
4. Prepare a Statement of Significance for buildings proposed to be graded A, B or C;
5. The City of Melbourne is currently doing a Local Heritage Planning Policy Review. As part of this, a Statement of Significance for HO3 (North and West Melbourne Precinct) is being prepared along with the six other precincts outside the Capital City Zone that don't have these. Therefore this Review does not need to prepare a statement of significance for HO3.

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This information is to be presented in a report clearly detailing the reason. The statements of significance are to be written according to the Applying the Heritage Overlay Practice Note (revised September 2012).

The successful consultant will be required to present at Planning Panels at a later stage, to be costed separately.

2.1.2 Heritage Places Database

Create an electronic Heritage Places Database of all buildings identified as individually significant or contributory. This should be in a format compatible with I Heritage.

2.2 Background

2.2.1 Previous heritage reviews

This Review will build on previous City of Melbourne heritage reviews including:

- North and West Melbourne Conservation Study, Graeme Butler 1985 and 1993; and
- Allom Lovell and Associates 1999/2000 City of Melbourne Heritage Review

2.2.2 Plan Melbourne

Local government has a responsibility for implementing Plan Melbourne Direction 4.7 *Respect our heritage as we build for the future*. Plan Melbourne aims to protect the city's heritage, and improve heritage management processes within the Victorian planning system.

Initiative 4.7.1 Value heritage when managing growth and change, aims to work with local governments to enhance and improve heritage planning and assessment, including closer engagement with affected landowners.

2.2.3 VPP Practice Note Applying the Heritage Overlay (September 2012)

This practice note should be used in the preparation of a Planning Scheme Amendment.

2.2.4 The City of Melbourne Heritage Strategy 2013

The Heritage Strategy 2013 provides Council's priorities for the strategic protection and management of heritage within the municipality. Action 2.2 is to 'progressively undertake a review of heritage in high growth areas'. West Melbourne is currently experiencing significant levels of residential development.

2.2.5 Thematic History – A History of the City of Melbourne's Urban Environment, 2012 Context.

The Thematic Environmental History was adopted by Council in 2012 and sets out the key themes that have influenced the historical development of Melbourne. It helps to ensure that the places that reflect and represent the historical development of the municipality are recognised.

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2.2.6 Review of Local Heritage Planning Policies in the Melbourne Planning Scheme

This Review is being done concurrently by the City of Melbourne. It includes a review of Melbourne Planning Scheme clauses 22.04 and 22.05 planning scheme heritage policies, which are used to make decisions on planning permit applications and the drafting of new statements of significance of the existing heritage precincts in the following suburbs:

- Carlton
- East Melbourne and Jolimont
- North and West Melbourne
- Parkville
- Southbank
- South Yarra
- Kensington

2.2.7 Other recent City of Melbourne Heritage Reviews

Council has recently reviewed buildings in the Central City, Kensington, the Arden Macaulay Structure Plan area and the City North Structure Plan area to determine which warrant heritage protection.

2.3 Current Policy

Current policies within the Melbourne Planning Scheme that apply to the study area include:

- *Clause 15.03 Heritage*
- *Clause 22.05 Heritage Places outside the Capital City Zone*
- *Schedule to Clause 43.01 Heritage Overlay*
- *Heritage Places Inventory, July 2008 (Incorporated Document)*

3 PROJECT METHODOLOGY

The Review must be in accordance with the DTPLI '*Applying the Heritage Overlay*' practice note and with '*Protecting Local Heritage Places: A national guide for Local Government and the Community.*'

The Review process needs to clearly justify the significance of the place.

The Review will include a holistic assessment of significance in terms of place types, periods and heritage values. The Review will build upon the previous work carried out by Council. It must refer to Thematic Environmental History when identifying historical significance.

The Review process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.

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4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Victoria Evans

The project manager, Victoria Evans (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

Project Owner: David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable for its overall success.

4.2 Project Deliverables

The required outputs are:

4.2.1 The Review

A report which details the findings of the Review and contains:

1. An individual assessment of each building in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance; and a grading from A to D if appropriate). This report must clearly detail the reasons for any change;
2. Statements of Significance for all precincts and individually significant places (excluding Heritage Overlay 3 which is being prepared as part of a separate piece of work).
3. A master map locating the above precincts and individually significant places with a corresponding legend in a format compatible with City of Melbourne GIS system.

4.2.2 Heritage Places Database

The documentation for all identified places shall be entered into an electronic (on-line) database – the format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented. The database will include levels of significance, statements of significance, physical descriptions, photographs and heritage overlay numbers.

4.2.3 Information Formatting

The completed Review, recommendations and the Statements of Significance must be produced as separate documents so the statements can be easily incorporated into the planning scheme.

The statements of significance are to be written according to the Applying the Heritage Overlay Practice Note (September 2012) and based on the heritage criteria contained therein. In addition a location map and photograph of the building should also be included.

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All sources of information written or oral shall be fully documented. For source material privately held, the name and address of the owner should be given, with the owners consent.

All reports are to be submitted in Adobe PDF format and Microsoft Word format as required.

Photographs, maps and drawings shall be of a suitable quality to enable reproduction. One hard copy final report is to be supplied and one electronic copy. All statements of significance, photographs and other data shall be provided in a compatible format to the City of Melbourne's systems.

The consultant will provide at least one photograph in JPEG format compatible with CoMPASS (ArcGis)) clearly depicting each building.

The City of Melbourne's accessibility standards for publishing documents on our websites conform with the federal legislation and international Web Content Accessibility Guidelines (WCAG 2.0 Level AA).

All documents must be prepared in a template to be provided by the City of Melbourne.

4.3 Preparation of Project Management Plan

Before commencing the Review the consultant shall produce a Project Management Plan for endorsement by the client. This plan shall set out an agreed timetable and payment schedule with related milestones.

4.4 Research, assessment, and data-entry

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria¹ are to be used to identify the significance of the place:

- *Importance to the course or pattern of our cultural or natural history.*
- *Possession of uncommon rare or endangers aspects of our cultural or natural history.*
- *Potential to yield information that will contribute to an understanding of our cultural or natural history.*
- *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*
- *Importance in exhibiting particular aesthetic characteristics.*

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- *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- *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 the continuing and developing cultural traditions.*
- *Special association with the life or works of a person, or group of persons, of importance in our history.*

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- *through the Statement of Significance;*
- *on a map or plan; and*
- *in a table to be included in the documentation for the heritage place.*

4.5 Recommendations for Statutory Controls

The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include the information for each place and arranged in alphabetical order by address and locality.

4.5.1 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay, September 2012.

4.5.2 Draft Statements of Significance

Each building identified as individually significant shall have a Statement of Significance.

4.5.3 Materials & Database

The consultant shall supply the City of Melbourne with:

Planning Scheme base map(s) showing the location of all places,(marked with a polygon) which are recommended for statutory protection.

A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation, with photos and place maps.
- The draft Schedule to the Heritage Overlay.

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- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance.
- The study brief.

All terminology shall be consistent with Council's policy Clause 22.05 Heritage Places outside the Capital City Zone.

5 SUBMISSION

5.1 Submission requirements

Written quotes are required which will include the following:

1. Total fee for completion of the Review (inclusive of disbursements). The fee (including disbursements), cannot be exceeded without prior written authority from Council. The fee proposals should include a breakdown of the fees for the respective tasks that are indicated in the brief;
2. A separate cost and fee proposal to complete the Electronic Database;
3. A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;
4. Details of the consultants' relevant experience and qualifications;
5. Hourly rates for each person to be involved in the project;
6. Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and
7. The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers' liability and workers or employers compensation.
8. The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

The draft Heritage Review is to be completed by end **July 2015** with a final by the end of **August 2015**. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager. This task does not include the delivery of an electronic database.

It will be necessary that the consultant meet with relevant Council officers at an inception meeting in the early stages of the engagement to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times. It will also be required that the consultant present and discuss the findings of the review to the project team at the City of Melbourne.

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Responses to this brief should include a separate plan indicating the proposed timing to complete the Electronic Database.

5.3 Project budget

A lump sum price (inclusive of all costs (including disbursements) excluding GST) should be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

The electronic database should be costed separately.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on **Friday 17 April 2015**. Submissions can be sent to:

Post:

Victoria Evans
Strategic Planner-City plans and policy
Strategic Planning Branch
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

Email:

victoria.evans@melbourne.vic.gov.au

Phone enquiries: 03 9658 9905

6 ATTACHMENTS

Attachment 1

Study Area Map

City of Melbourne **Project Brief**

Project Brief

Review of heritage buildings in Kensington

Project Owner

David Mayes

Project Manager

Jill Cairnes

Date Updated

Friday, 10 August 2018

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1 PURPOSE

The purpose of this project is to determine which buildings and precincts in the study area warrant heritage protection under the Melbourne Planning Scheme

This heritage study will inform an amendment to the Melbourne Planning Scheme to ensure that properties with heritage significance are protected.

2 PROJECT DEFINITION

2.1 Project Requirements

There are two separate options for this project and consultants should provide a fee proposal for each.

Option 1

Task 1

Undertake the following tasks:

- review all buildings within the core study area (map at Attachment 1);
- make a recommendation for each building in the study area detailing whether the building should be retained in, removed from or added to a heritage overlay as either an individually significant building or a contributory building within a precinct. Gradings are to be consistent with those currently used outside the Capital City Zone. In addition each building should also be graded significant, contributory or non contributory.
- produce a Statement of Significance for buildings proposed to be graded A, B or C;
- produce a Statement of Significance for all proposed precincts and for the existing HO9 (Kensington Precinct).

This information is to be presented in a report clearly detailing the reason. The statements of significance are to be written according to the *Applying the Heritage Overlay Practice Note (September 2012)*.

Task 2

Create an electronic Heritage Places Database of all buildings identified as individually significant or contributory.

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Option 2

Task 1

Undertake a review of the extended study area (Map at Attachment 2).

Undertake the following tasks:

- review all buildings within the extended study area (map at Attachment 1);
- make a recommendation for each building in the study area detailing whether the building should be retained in, removed from or added to a heritage overlay as either an individually significant building or a contributory building within a precinct. Gradings are to be consistent with those currently used outside the Capital City Zone. In addition each building should also be graded significant, contributory or non contributory.
- produce a Statement of Significance for buildings proposed to be graded A, B or C;
- produce a Statement of Significance for all proposed precincts and for the existing HO9 (Kensington Precinct).

Task 2

Create an electronic Heritage Places Database of all buildings identified as individually significant or contributory.

2.2 Background

2.2.1 Previous heritage work

This study will build on previous City of Melbourne heritage studies including:

- Flemington and Kensington Conservation Study, Graeme Butler 1983; and
- Allom Lovell and Associates 1999 City of Melbourne Heritage Review

2.2.2 Melbourne 2030

Local government has a responsibility for implementing Melbourne 2030 objective 5.4 - Protect heritage places and values. This policy recognises the importance of the quality and preservation of Melbourne's historic architecture and cultural landscapes. Initiatives to achieve this policy include:

- to develop ways to recognise important indigenous cultural issues within the planning system;
- to promote a consistent framework for assessment of heritage places;
- for local governments to prepare statements of heritage significance; and
- ensure that planning schemes reflect the full extent of heritage values in each municipality.

2.2.3 Municipal Strategic Statement Review

- Include statements from new and existing MSS.

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Other City of Melbourne Heritage Projects

Council has developed a thematic environmental history and is currently consulting on a heritage strategy. The former will provide the historical context and the latter will set the strategic framework for heritage projects in the City.

Council has recently reviewed buildings in the Central City, the Arden Macaulay structure plan area and the City North structure plan area to determine which warrant heritage protection.

2.2.4 Victorian Planning Provisions – Practice Note – Applying the Heritage Overlay (revised September 2012)

This practice note should be used in the preparation of a Planning Scheme Amendment.

2.3 Current Policy

Current policies within the Melbourne Planning Scheme that apply to the study area include:

- *Clause 15.03 Heritage*
- *Clause 22.05 Heritage Places outside the Capital City Zone*
- *Schedule to Clause 43.01 Heritage Overlay*
- *Heritage Places Inventory, July 2008 (Incorporated Document)*

3 PROJECT METHODOLOGY

The process needs to clearly justify the significance of the place

The work will include a holistic assessment of significance in terms of place types, periods and heritage values. The study will build upon the previous work carried out by Council.

The heritage process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.

4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Jill Cairnes

The project manager, Jill Cairnes (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

Project Owner: David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable for its overall success.

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4.2 Project Deliverables

The anticipated outputs are:

Option 1

Task 1

- A report which details the findings of Task 1. This report will contain:
 - an individual assessment of each building in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance) This report must clearly detail the reasons for any change;
 - a Statement of Significance where required.

Task 2

- The documentation for all identified places shall be entered into an electronic (on-line) database – the format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented. The database will include levels of significance, statements of significance, physical descriptions, photographs and heritage overlay numbers.

Option 2

Task 1

- A report which details the findings of Task 1. This report will contain:
 - an individual assessment of each building in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance). This report must clearly detail the reasons for any change;
 - a Statement of Significance where required.

Task 2

- The documentation for all identified places shall be entered into an electronic (on-line) database – the format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented. The database will include levels of significance, statements of significance, physical descriptions, photographs and heritage overlay numbers.

General

- The completed study (review and recommendations) and the Statements of Significance must be produced as separate documents as this format allows the statements to be easily incorporated into the planning scheme.

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- The statements of significance are to be written according to the *Applying the Heritage Overlay Practice Note (September 2012)* and based on the heritage criteria contained therein. In addition a location map and photograph of the building should also be included.
- All sources of information written or oral shall be fully documented. For source material privately held, the name and address of the owner should be given, with the owners consent.
- All reports are to be submitted in Adobe PDF format and Microsoft Word format as required.
- Photographs, maps and drawings shall be of a suitable quality to enable reproduction. One hard copy final report is to be supplied and one electronic copy. All statements of significance, photographs and other data shall be provided in a compatible format to the City of Melbourne's systems.
- The consultant will provide at least one photograph in digital format (e.g. JPEG compatible with CoMPASS (ArcGis)) clearly depicting each building.

4.3 Preparation of Project Management Plan

The consultant shall create a Project Management Plan for endorsement by the client. This plan shall set out an agreed timetable and payment schedule with related milestones.

4.4 Research, assessment, and data-entry for places of Post-Contact cultural significance

This task is to do the research, assessment, data entry and creation of statements of significance for those places identified to be of potential cultural significance and considered worthy of future conservation.

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria¹ are to be used to identify the significance of the place :

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- *Importance to the course or pattern of our cultural or natural history.*
- *Possession of uncommon rare or endangers aspects of our cultural or natural history.*
- *Potential to yield information that will contribute to an understanding of our cultural or natural history.*
- *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*
- *Importance in exhibiting particular aesthetic characteristics.*
- *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- *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 the continuing and developing cultural traditions.*
- *Special association with the life or works of a person, or group of persons, of importance in our history.*

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- *through the Statement of Significance;*
- *on a map or plan; and*
- *in a table to be included in the documentation for the heritage place.*

4.5 Recommendations for Statutory Controls

The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include the information for each place and arranged in alphabetical order by address and locality:

4.6 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – *Applying the Heritage Overlay, September 2012.*

4.7 Draft Statements of Significance

Each building identified as individually significant shall have a Statement of Significance.

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4.8 Materials & Database

The consultant shall supply the City of Melbourne with:

Planning Scheme base map(s) showing the location of all places,(marked with a polygon) which are recommended for statutory protection.

A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation, with photos and place maps.
- The draft Schedule to the Heritage Overlay
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance.
- The study brief.

All terminology shall be consistent with Council's policy Clause 22.05 Heritage Places outside the Capital City Zone.

5 SUBMISSION

5.1 Submission requirements

Written quotes are required which will include the following:

- Separate total fees for completion of Task 1 of Option 1 and Option 2 (inclusive of disbursements). The fee (including disbursements), cannot be exceeded without prior written authority from Council. The fee proposals should include a breakdown of the fees for the respective tasks that are indicated in the brief for each option;
- A separate cost and fee proposal to complete Task 2 (electronic database) of Option 1 and Option 2;
- A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;
- Details of the consultants relevant experience and qualifications;
- Hourly rates for each person to be involved in the project;
- Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and

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- The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers' liability and workers or employers compensation.

The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

Option 1 (Core study area)

Task 1 of this project is to be completed by **1 March 2013**. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager. This task does not include the delivery of an electronic database.

It will be necessary that the consultant meet with relevant Council officers in the early stages of the consultancy to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times. It will also be required that the consultant present and discuss the findings of the review to the project team at the City of Melbourne.

Task 2

Responses to this brief should include a separate plan indicating the proposed timing to complete this task.

Option 2(Extended study area)

Responses to the brief should include a plan indicating the proposed timing of the required tasks.

5.3 Project budget

Options 1 and 2

A lump sum price (inclusive of all costs (including disbursements) excluding GST) for each /either option should be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

Task 2 (electronic database) in both options should be costed separately.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on **Friday 14 December 2012**. Submissions can be sent to:

Post:

Jill Cairnes
Senior Policy Planner-Local Policy
Strategic Planning Branch
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

Project Brief

Email:

Jill.cairnes@melbourne.vic.gov.au

Phone enquiries: 03 9658 8843

6 ATTACHMENTS

Attachment 1

Core Study Area Map

Attachment 2

Extended Study Area Map (Kensington)

City of Melbourne **Project Brief**

Project Brief

Review of heritage buildings in the Arden Macaulay Structure Plan Area

Project Owner

David Mayes

Project Manager

Debbie Payne

Date Updated

Friday, 10 August 2018



CITY OF MELBOURNE

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1 PURPOSE

The purpose of this project is to determine which buildings and precincts in the Arden Macaulay Structure Plan area warrant heritage protection under the Melbourne Planning Scheme.

The draft Municipal Strategic Statement (MSS) identifies the Arden Macaulay area as one of a number of urban renewal areas to accommodate municipal growth and the ongoing expansion of the central city. The vision is for a vibrant, active precinct with a diverse mix of users. There will be an increase in density and changes of use and this future growth and development must respect the heritage of the precinct. The City of Melbourne is currently undertaking a Structure Plan for this area.

This heritage study will inform an amendment to the Melbourne Planning Scheme to ensure that buildings with heritage significance are protected during a time of growth and change.

2 PROJECT DEFINITION

2.1 Project Objective(s)

To review the current heritage grading of, or to determine a heritage grading for, all buildings on the attached list (attachment 1).

- To determine which buildings and precincts warrant heritage protection.
- Where the building is within an individual building overlay, recommend whether the building still warrants heritage protection; and
- Where the overlay covers more than one building, recommend whether the boundary of the precinct should be amended, i.e. whether protection of all the buildings as a precinct is warranted and/ or whether other buildings should be included in the precinct.
- To determine the heritage significance (if any) of the Moonee Ponds Creek.

The information collated should be:

- Documented in a report detailing the (revised) gradings, listings and precinct details;
- Entered into a new database – format to be provided by the City of Melbourne; and
- Incorporate all necessary information, including Statements of Significance for all individual buildings and precincts, and photographs of the recommended places.

Project Brief

2.2 Background

2.2.1 Study Area

The study area comprises of the Arden Macaulay Precinct, as identified in the Arden Macaulay Structure Plan. See figure 2, below.

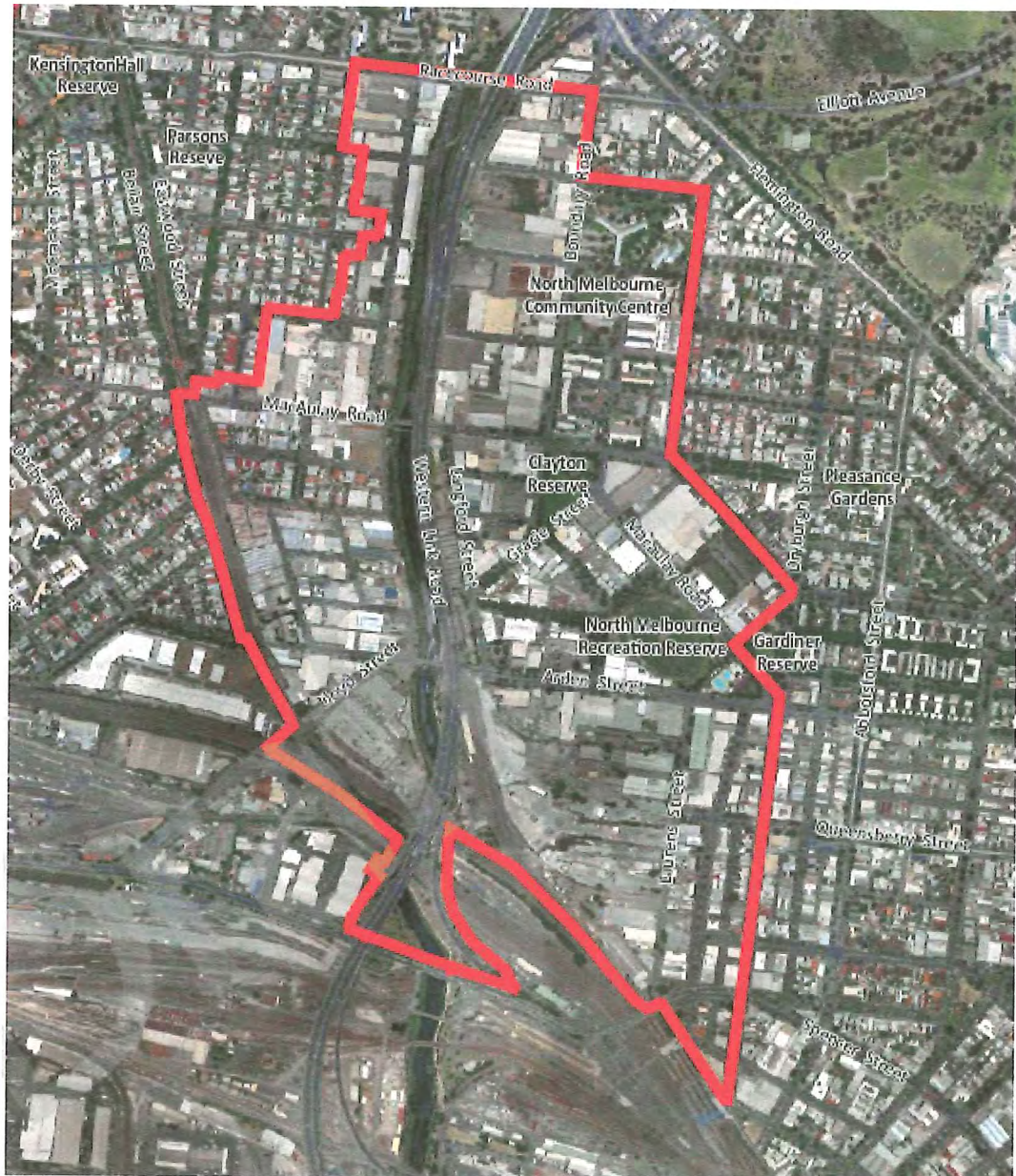


Figure 1: The Arden Macaulay Precinct study area

2.2.2 Previous heritage work

This study will build on previous City of Melbourne heritage studies including:

- Heritage Assessment, Arden Macaulay Structure Plan Area, Meredith Gould Architects 2010;

Project Brief

- Flemington and Kensington Conservation Study, Graeme Butler 1983;
- North and West Melbourne Conservation Study, Graeme Butler 1983; and
- City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004.

2.2.3 Melbourne 2030

Local government has a responsibility for implementing Melbourne 2030 objective 5.4 - Protect heritage places and values. This policy recognises the importance of the quality and preservation of Melbourne's historic architecture and cultural landscapes. Initiatives to achieve this policy include:

- to develop ways to recognise important indigenous cultural issues within the planning system;
- to promote a consistent framework for assessment of heritage places;
- for local governments to prepare statements of heritage significance; and
- ensure that planning schemes reflect the full extent of heritage values in each municipality.

2.2.4 Municipal Strategic Statement Review

Council's Planning Scheme audit in 2009 identified gaps in Council's heritage provisions including the need to review:

- *the local policies on heritage, especially in light of the need for higher densities and the re-use of existing stock integrating ESD principles; and,*
- *planning protection for currently unprotected buildings that should be included in the heritage overlay.*

In response to the first point, Council is developing a thematic environmental history and associated heritage strategy. The former will provide the historical context and the latter will set the strategic framework for heritage protection provisions in the City.

In relation to the second point, this project will make recommendations for heritage protection for buildings in the Arden Macaulay precinct. In addition, Council has recently undertaken a similar process in reviewing unprotected heritage graded buildings in the Central City Heritage Review.

2.2.5 Victorian Planning Provisions – Practice Note – Applying the Heritage Overlay

This practice note should be used in the preparation of a Planning Scheme Amendment. This guide is included in Attachment 2.

2.3 Current Policy

Council policy has increasingly placed emphasis on the need for integration between economic, social and environmental aspects of development to deliver sustainable development.

Project Brief

The built environment from specific historical periods is a finite asset. Council has a key role in ensuring the conservation and continued active use of built heritage so that it may be enjoyed by future generations. Avoiding neglect and loss of built heritage and promoting the efficient use and re-use of land and buildings, are two ways in which the planning system can contribute towards sustainable development.

2.4 Project Scope

Tasks required to complete this project include:

- Inspect research and review the listed properties and make recommendations for protection under the Heritage Overlay. When undertaking field work should the consultant become aware of any building or public infrastructure item, of potential significance that is not on the list, such building should with the agreement of the Project Manager, be included in the Study.
- Make recommendations as to whether the property should be included in an existing heritage overlay precinct or a new precinct and/or if it is significant in its own right and provide a statement of significance accordingly. Include a photograph of all properties recommended for protection.
- Inspect, research and review the Moonee Ponds Creek and make recommendations for protection or interpretation.

All sources of information written or oral shall be fully documented including sources of information. For source material privately held, the name and address of the owner should be given, with the owner's consent.

3 PROJECT METHODOLOGY

The work will include a holistic assessment of significance in terms of place types, periods and heritage values. The study will build upon the previous work carried out by Council.

The heritage process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.

4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Debbie Payne

The project manager, Debbie Payne (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.

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Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

Project Owner: David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable for its overall success.

4.2 Project Deliverables

The anticipated outputs are:

- A report on which buildings should be included in the Heritage Overlay (precinct or individual) and why they should be included along with a statement of significance for each heritage place or precinct. In addition, justification must be provided for revised building gradings.
- A database which includes all the listed buildings and which can be used by the Council for future studies.

All reports should be in a format compatible with Microsoft Word. Photographs, maps and drawings shall be of a suitable quality to enable reproduction. One hard copy final report is to be supplied and one electronic copy. All statements of significance, photographs and other data shall be provided in a compatible format to the City of Melbourne's systems.

The consultant will provide at least one photograph in digital format (e.g. JPEG compatible with CoMPASS (ArcGis)) clearly depicting each building.

4.2.1 Preparation of Project Management Plan

The consultant shall create a Project Management Plan for endorsement by the client. This plan shall set out an agreed timetable and payment schedule with related milestones.

4.2.2 Research, assessment, and data-entry for places of Post-Contact cultural significance

This task is to do the research, assessment, data entry and creation of statements of significance for those places identified to be of potential cultural significance and considered worthy of future conservation.

If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

4.2.2.1 Assessment of cultural significance

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment

Project Brief

Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

Gradings are to be consistent with those currently used outside the Capital City Zone.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria¹ are to be used to identify the significance of the place :

- *Importance to the course or pattern of our cultural or natural history.*
- *Possession of uncommon rare or endangers aspects of our cultural or natural history.*
- *Potential to yield information that will contribute to an understanding of our cultural or natural history.*
- *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*
- *Importance in exhibiting particular aesthetic characteristics.*
- *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- *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 the continuing and developing cultural traditions.*
- *Special association with the life or works of a person, or group of persons, of importance in our history.*

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- *through the Statement of Significance;*
- *on a map or plan; and*
- *in a table to be included in the documentation for the heritage place.*

4.2.2.2 Heritage Places Database

The documentation for all identified places shall be entered into an electronic database – format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented.

¹ HERCON criteria taken from the Heritage Victoria Model Consultants Brief for Heritage Studies (January 2010)

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4.2.2.3 Mapping

All identified places of cultural significance must be marked with a polygon on a Planning Scheme base map(s) to be provided to the client in a compatible format to the City of Melbourne's systems.

4.2.3 Recommendations for Statutory Controls

The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include:

The information for each place in accordance with the table below arranged in alphabetical order by address and locality:

NAME OF HERITAGE PLACE & LOCATION	RECOMMENDED FOR VICTORIAN HERITAGE REGISTER	RECOMMENDED FOR HERITAGE INVENTORY	RECOMMENDED FOR PLANNING SCHEME	OTHER RECOMMENDATION

4.2.4 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay.

4.2.5 Draft Statements of Significance

Each building identified as individually significant shall have a Statement of Significance.

4.2.6 Materials & Database

The consultant shall supply the City of Melbourne with: -

4.2.6.1 A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation.
- The table of places recommended for statutory protection as per attachment 1 of the brief.
- The draft Schedule to the Heritage Overlay as per 4.2.3.2 of the brief.
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance as identified in 4.2.3.4 above.

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- The study brief.

All terminology shall be consistent with Council's policy Clause 22.05 Heritage Places outside the Capital City Zone.

- 4.2.6.2 Planning Scheme base map(s) showing the location of all places of cultural significance (marked with a polygon) which are recommended for statutory protection
- 4.2.6.3 The Heritage Places Database (HPD) populated with data as per the requirements of 4.2 above.

5 SUBMISSION REQUIREMENTS & PROJECT BUDGET

5.1 Submission requirements

Written quotes are required which will include the following:

- A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;
- Details of the consultants relevant experience and qualifications;
- Hourly rates for each person to be involved in the project;
- Total fee for completion of the project (inclusive of disbursements). The fee proposal should include a breakdown of the fees for the respective tasks that are indicated in the brief. The fee (including disbursements), cannot be exceeded without prior written authority from Council;
- Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and
- The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers' liability and workers or employers compensation.

The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

This project is to be completed by Wednesday 21 December 2011. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager.

It will be necessary that the consultant meet with relevant Council officers in the early stages of the consultancy to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times.

Project Brief

5.3 Project budget

A lump sum price (inclusive of all costs (including disbursements) excluding GST) will be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on Wednesday 28 September 2011. Submissions can be sent to:

Robyn Hellman
Coordinator - Local Policy Team
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

robyn.hellman@melbourne.vic.gov.au

Phone: 03 9658 8696

ATTACHMENT 1

Arden Macaulay Precinct Properties List

ATTACHMENT 2

Victoria Planning Provisions Practice Note – Applying the Heritage Overlay

The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

What places should be included in the heritage overlay?

- Any place that has been listed on the Australian Heritage Commission's *Register of the National Estate*.
- Any place that has been recommended for planning scheme protection by the Heritage Council.
- Places listed on the *National Trust Register* of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

Places listed on the *Register of the National Estate* (except Commonwealth places) or on the *National Trust Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission's assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- Criterion A:** its importance in the course, or pattern, of Australia's natural or cultural history
- Criterion B:** its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- Criterion C:** its potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- Criterion D:** its importance in demonstrating the principal characteristics of:
- (i) a class of Australia's natural or cultural places; or
 - (ii) a class of Australia's natural or cultural environments
- Criterion E:** its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F:** its importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion G:** its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Criterion H:** its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

Additional resources may be required

When introducing the Heritage Overlay, councils should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the heritage overlay schedule

The example of a Heritage Overlay schedule, shows how the schedule is used.

WHAT IS A HERITAGE PLACE?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects (such as machinery within a factory or furniture within a house).

WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 etc. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

STREET NUMBERS AND LOCATION DESCRIPTIONS

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

APPLYING EXTERNAL PAINTING CONTROLS

Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a 'yes' in the External Paint Controls Apply? column.

APPLYING INTERNAL ALTERATIONS CONTROLS

The schedule can nominate whether internal alteration controls are to apply over specified buildings. External painting controls are implemented by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

APPLYING TREE CONTROLS

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See the VPP Practice Note *Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

How should places on the Victorian Heritage Register be treated in the schedule?

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

The *Government Buildings Register* was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the *Victorian Heritage Register*. If there is any uncertainty about which places were transferred to the *Victorian Heritage Register*, contact Heritage Victoria. A new register number will also apply to these places.

Allowing a prohibited use of a heritage place

Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the **Aboriginal Heritage Place?** column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the *Archaeological and Aboriginal Relics Preservation Act 1972* and the *Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984* also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

How are conservation precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

As the controls applying to individual buildings and structures are the same as the controls applying to areas, there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the *Victorian Heritage Register*. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.

Schedule to the Heritage Overlay

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

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	<i>House</i> 1 Albert Street, Belmont	yes	no	no	no	no	no		no
HO2	<i>Athol House</i> 57 Albert Street, Belmont	—	—	—	—	yes Ref No H456	yes		no
HO3	<i>Jones Foundry</i> 4 William Street, Breakwater	yes	no	no	no	no	yes		no
HO4	<i>Moreton Bay Fig Tree</i> 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.	no	no	yes	no	no	no		no
HO5	<i>House</i> 13 Albert Street, Geelong	yes	no	no	yes front fence	no	no		no
HO6	<i>Bay Villa</i> 122 Middle Street, Geelong	yes	yes	no	no	no	no		no
HO7	<i>Barwon River Bridge</i> Station Street, Geelong	—	—	—	—	yes Ref No H789	no		no
HO8	<i>William Street Precinct</i> William Street, Geelong	yes	no	no	no	no	no		no
HO 9	<i>Mount Rothwell Stone Arrangement</i> Mount Rothwell Station Little River-Ripley, Little River	no	no	no	no	no	no		yes

ADDRESS	BRADIN	ETSCAPE LEVEL
60-96 Macaulay Road NORTH MELBOURNE VIC 3051		
2 to 52 Gracie Street NORTH MELBOURNE VIC 3051 (Lost Dogs home)	HO869	2 Gracie Street North Melbourne
36-58 Macaulay Road NORTH MELBOURNE VIC 3051	HO870	Former Melbourne Omnibus Company
60-96 Macaulay Road NORTH MELBOURNE VIC 3051	HO891	Gas Regulating House 60-96 Macaulay
135 - 137 Racecourse Road KENSINGTON VIC 3031	HO959	Former Burge Cros Factory, 135-157 I
407-411 Macaulay Road KENSINGTON VIC 3031	HO251	393-411 Macaulay Road, Kensington
51 Albermarle Street KENSINGTON VIC 3031	HO251	393-411 Macaulay Road, Kensington
49 Albermarle Street KENSINGTON VIC 3031	HO251	393-411 Macaulay Road, Kensington
47 Albermarle Street KENSINGTON VIC 3031	HO251	393-411 Macaulay Road, Kensington
45 Albermarle Street KENSINGTON VIC 3031	HO251	393-411 Macaulay Road, Kensington
43 Albermarle Street KENSINGTON VIC 3031	HO251	393-411 Macaulay Road, Kensington
8 Bent Street KENSINGTON VIC 3031		
10 Bent Street KENSINGTON VIC 3031		
12 Bent Street KENSINGTON VIC 3031		
13 Bent Street KENSINGTON VIC 3031		
11 Bent Street KENSINGTON VIC 3031		
6 Bent Street KENSINGTON VIC 3031		
60 Hardiman Street KENSINGTON VIC 3031		
64 Hardiman Street KENSINGTON VIC 3031		
56-58 Hardiman Street KENSINGTON VIC 3031		
7 Bent Street KENSINGTON VIC 3031		
9 Bent Street KENSINGTON VIC 3031		
53-59 Chelmsford Street KENSINGTON VIC 3031		
80-86 Hardiman Street KENSINGTON VIC 3031		
29 Chelmsford Street KENSINGTON VIC 3031		
84 Hardiman Street KENSINGTON VIC 3031		
82 Hardiman Street KENSINGTON VIC 3031		
27-31 Chelmsford Street KENSINGTON VIC 3031		
155 Eastwood Street KENSINGTON VIC 3031		
25 Albermarle Street KENSINGTON VIC 3031		
20 Hardiman Street KENSINGTON VIC 3031		
413-427 Macaulay Road KENSINGTON VIC 3031	D	3 HO252 421-423 Macaulay Road, Kensington
433 Macaulay Road KENSINGTON VIC 3031		HO252 421-423 Macaulay Road, Kensington
435 Macaulay Road KENSINGTON VIC 3031		HO252 421-423 Macaulay Road, Kensington
431 MacAulay Road KENSINGTON VIC 3031	D	3 HO253 429-435 Macaulay Road, Kensington
429 Macaulay Road KENSINGTON VIC 3031	D	3 HO253 429-435 Macaulay Road, Kensington

11 Chelmsford Street	KENSINGTON VIC 3031	C	3
9 Chelmsford Street	KENSINGTON VIC 3031	D	3
5 to 7 Chelmsford Street	KENSINGTON VIC 3031	D	3
30 Hardiman Street	KENSINGTON VIC 3031	D	3
32 Hardiman Street	KENSINGTON VIC 3031	D	3
10 Hardiman Street	KENSINGTON VIC 3031	D	3
12 Hardiman Street	KENSINGTON VIC 3031	D	3
13 Hardiman Street	KENSINGTON VIC 3031	D	3
16-18 Hardiman Street	KENSINGTON VIC 3031	D	3
22 Hardiman Street	KENSINGTON VIC 3031	D	3
24 Hardiman Street	KENSINGTON VIC 3031	D	3
26 Hardiman Street	KENSINGTON VIC 3031	D	3
28 Hardiman Street	KENSINGTON VIC 3031	D	3
34 Hardiman Street	KENSINGTON VIC 3031	D	3
36 Hardiman Street	KENSINGTON VIC 3031	D	3
54 Hardiman Street	KENSINGTON VIC 3031	D	3
62 Hardiman Street	KENSINGTON VIC 3031	D	3
66 Hardiman Street	KENSINGTON VIC 3031	D	3
68 Hardiman Street	KENSINGTON VIC 3031	D	3
70 Hardiman Street	KENSINGTON VIC 3031	D	3
72 Hardiman Street	KENSINGTON VIC 3031	D	3
74 Hardiman Street	KENSINGTON VIC 3031	D	3
76-78 Hardiman Street	KENSINGTON VIC 3031	D	3
45 Hardiman Street	KENSINGTON VIC 3031	D	3
2 Albermarle Street	KENSINGTON VIC 3031	D	3
4 Albermarle Street	KENSINGTON VIC 3031	D	3
6 Albermarle Street	KENSINGTON VIC 3031	D	3
8 Albermarle Street	KENSINGTON VIC 3031	D	3
10 Albermarle Street	KENSINGTON VIC 3031	D	3
12 Albermarle Street	KENSINGTON VIC 3031	D	3
14-16 Albermarle Street	KENSINGTON VIC 3031	D	3
18 Albermarle Street	KENSINGTON VIC 3031	D	3
20 Albermarle Street	KENSINGTON VIC 3031	D	3
22 Albermarle Street	KENSINGTON VIC 3031	D	3
23 Albermarle Street	KENSINGTON VIC 3031	D	3
21 Albermarle Street	KENSINGTON VIC 3031	D	3
19 Albermarle Street	KENSINGTON VIC 3031	D	3

17 Albermarle StreetKENSINGTON VIC 3031	D	3
15 Albermarle StreetKENSINGTON VIC 3031	D	3
13 Albermarle StreetKENSINGTON VIC 3031	D	3
11 Albermarle StreetKENSINGTON VIC 3031	D	3
9 Albermarle StreetKENSINGTON VIC 3031	D	3
7 Albermarle StreetKENSINGTON VIC 3031	D	3
5 Albermarle StreetKENSINGTON VIC 3031	D	3
3 Albermarle StreetKENSINGTON VIC 3031	D	3
1 Albermarle StreetKENSINGTON VIC 3031	D	3
2 Bent StreetKENSINGTON VIC 3031	D	3
4 Bent StreetKENSINGTON VIC 3031	D	3
5 Bent StreetKENSINGTON VIC 3031	D	3
3 Bent StreetKENSINGTON VIC 3031	D	3
1 Bent StreetKENSINGTON VIC 3031	D	3
47-51 Chelmsford StreetKENSINGTON VIC 3031	D	3
45 Chelmsford StreetKENSINGTON VIC 3031	D	3
43 Chelmsford StreetKENSINGTON VIC 3031	D	3
41 Chelmsford StreetKENSINGTON VIC 3031	D	3
39 Chelmsford StreetKENSINGTON VIC 3031	D	3
37 Chelmsford StreetKENSINGTON VIC 3031	D	3
35 Chelmsford StreetKENSINGTON VIC 3031	D	3
33 Chelmsford StreetKENSINGTON VIC 3031	D	3
25 Chelmsford StreetKENSINGTON VIC 3031	D	3
21 Chelmsford StreetKENSINGTON VIC 3031	D	3
19 Chelmsford StreetKENSINGTON VIC 3031	D	3
17 Chelmsford StreetKENSINGTON VIC 3031	D	3
15 Chelmsford StreetKENSINGTON VIC 3031	D	3
13 Chelmsford StreetKENSINGTON VIC 3031	D	3
43 Hardiman StreetKENSINGTON VIC 3031	D	3
41 Hardiman StreetKENSINGTON VIC 3031	D	3
39 Hardiman StreetKENSINGTON VIC 3031	D	3
37 Hardiman StreetKENSINGTON VIC 3031	D	3
35 Hardiman StreetKENSINGTON VIC 3031	D	3
33 Hardiman StreetKENSINGTON VIC 3031	D	3
31 Hardiman StreetKENSINGTON VIC 3031	D	3
25 Hardiman StreetKENSINGTON VIC 3031	D	3
15 Hardiman StreetKENSINGTON VIC 3031	D	3

11A Hardiman Street	KENSINGTON VIC 3031	D	3		
11 Hardiman Street	KENSINGTON VIC 3031	D	3		
149 Eastwood Street	KENSINGTON VIC 3031	D	2		
147 Eastwood Street	KENSINGTON VIC 3031	D	2		
145 Eastwood Street	KENSINGTON VIC 3031	D	2		
143 Eastwood Street	KENSINGTON VIC 3031	D	2		
141 Eastwood Street	KENSINGTON VIC 3031	D	2		
453-455 Macaulay Road	KENSINGTON VIC 3031	D	3	HO864	453 Macaulay Road, Kensington
421-423 MacAulay Road	KENSINGTON VIC 3031	D	3		
393-399 MacAulay Road	KENSINGTON VIC 3031	C	3	HO251	393-411 Macaulay Road, Kensington
167-169 Eastwood Street	KENSINGTON VIC 3031	D	2		
165 Eastwood Street	KENSINGTON VIC 3031	E	3		
163 Eastwood Street	KENSINGTON VIC 3031	D	2		
161 Eastwood Street	KENSINGTON VIC 3031	D	2		
159 Eastwood Street	KENSINGTON VIC 3031	D	2		
157 Eastwood Street	KENSINGTON VIC 3031	D	2		
153 Eastwood Street	KENSINGTON VIC 3031	D	2		
151 Eastwood Street	KENSINGTON VIC 3031	D	2		
13-19 Barrett Street	KENSINGTON VIC 3031	C	3	HO195	13 Barrett Street, Kensington
5 to 7 Bruce Street	KENSINGTON VIC 3031			HO816	1 Bruce Street, Kensington
8 Bruce Street	KENSINGTON VIC 3031	D	3	HO817	6-8 Bruce Street, Kensington
6 Bruce Street	KENSINGTON VIC 3031	D	3	HO817	6-8 Bruce Street, Kensington
Bridge (railing only) over Moonee Ponds creek at Arden Street,	Kensington			HO814	Bridge (railing only) over Moonee Ponds creek at Arden Street, Kensington
Railway Bridge, Bellair Street,	Kensington			HO863	Railway Bridge, Bellair Street, Kensington
7 to 21 Anderson Street	WEST MELBOURNE VIC 3003			HO455	3-21 Anderson Street, West Melbourne
3 to 5 Anderson Street	WEST MELBOURNE VIC 3003			HO455	3-21 Anderson Street, West Melbourne
49 Stawell Street,	WEST MELBOURNE VIC 3003			HO474	49 Stawell Street, West Melbourne
1 to 39 Macaulay Road	NORTH MELBOURNE VIC 3051 (North Melbourne)	D	0	HO286	210 Arden Street, North Melbourne
12 Anderson Street	WEST MELBOURNE VIC 3003	D	3	HO839	
6 to 8 Anderson Street	WEST MELBOURNE VIC 3003	D	3	HO839	
10 Anderson Street	WEST MELBOURNE VIC 3003	D	3	HO839	
118-126 Ireland Street	WEST MELBOURNE VIC 3003	B	3		
700-708 Victoria Street	NORTH MELBOURNE VIC 3051	A	3	HO305	700 Victoria Street, North Melbourne
167 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2		
159-161 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2		
155-157 Dryburgh Street	NORTH MELBOURNE VIC 3051	C	2		
153 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2		

151 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
149 Dryburgh Street	NORTH MELBOURNE VIC 3051	C	2	
147 Dryburgh Street	NORTH MELBOURNE VIC 3051	C	2	
143 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
139 Dryburgh Street	NORTH MELBOURNE VIC 3051	B	2	
141 Dryburgh Street	NORTH MELBOURNE VIC 3051	B	2	
137 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
135 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
133 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
131 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
129 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
125 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
123 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
121 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
119 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
103 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
99-101 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
97 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
95 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	2	
29 Stawell Street	NORTH MELBOURNE VIC 3051	C	3	HO473 29 Stawell Street, North Melbourne
219 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	3	
213-215 Dryburgh Street	NORTH MELBOURNE VIC 3051	B	3	
211 Dryburgh Street	NORTH MELBOURNE VIC 3051	D	3	
722 Queensberry Street	NORTH MELBOURNE VIC 3051	D	3	
724 Queensberry Street	NORTH MELBOURNE VIC 3051	D	3	
726 Queensberry Street	NORTH MELBOURNE VIC 3051	D	3	
161-167 Arden Street,	NORTH MELBOURNE VIC 3051			HO3
193-197 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3
2 De Feu Street,	NORTH MELBOURNE VIC 3051			HO3
203 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3
205-207 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3
209 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3
211 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3
213-215 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3
217-219 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3
1 to 3 De Feu Street,	NORTH MELBOURNE VIC 3051			HO3
175-191 Dryburgh Street,	NORTH MELBOURNE VIC 3051			HO3

5 De Feu Street, NORTH MELBOURNE VIC 3051	HO3
7 De Feu Street, NORTH MELBOURNE VIC 3051	HO3
9 De Feu Street, NORTH MELBOURNE VIC 3051	HO3
74 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
72 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
70 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
221-227 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
229 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
231 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
233-239 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
241-247 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
98 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
84 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
82 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
80 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
76-78 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
736-738 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3
732-734 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3
728-730 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3
726 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3
724 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3
722 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3
84A Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
62 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
64 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
66 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
68 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
Ground 8 De Feu Street, NORTH MELBOURNE VIC 3051	HO3
Ground 221 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
Unit 1, 84A Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
Unit 2, 84A Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
Level 1, 221 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
Mezz & Level 1, 76 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
219 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3
86 Munster Terrace, NORTH MELBOURNE VIC 3051	HO3
167 Dryburgh Street NORTH MELBOURNE VIC 3051	HO3
163-165 Dryburgh Street NORTH MELBOURNE VIC 3051	HO3

159-161	159-161 Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
155-157	155-157 Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
129	129 Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
Part Gnd & Flr1	121 Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
Part Ground	505 Victoria Street	WEST MELBOURNE VIC 3003	HO3
Part & Part Ground	505 Victoria Street	WEST MELBOURNE VIC 3003	HO3
Part Ground	121 Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
503-509	Victoria Street	WEST MELBOURNE VIC 3003	HO3
119	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
40	Stawell Street	WEST MELBOURNE VIC 3003	HO3
121	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
123	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
125	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
169-171	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
36-56	Stawell Street	WEST MELBOURNE VIC 3003	HO3
56	Stawell Street	NORTH MELBOURNE VIC 3051	HO3
137	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
139-141	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
143	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
50	Stawell Street	WEST MELBOURNE VIC 3003	HO3
38	Stawell Street	NORTH MELBOURNE VIC 3051	HO3
147	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
149	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
151-153	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
141	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
131	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
139	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
95	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
133	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
97	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
135	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
99-101	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
Part Ground	163 Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
153	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
Part Ground	163 Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
113-117	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3
109-111	Dryburgh Street	NORTH MELBOURNE VIC 3051	HO3

105-107 Dryburgh Street	NORTH MELBOURNE VIC 3051		HO3
103 Dryburgh Street	NORTH MELBOURNE VIC 3051		HO3
151 Dryburgh Street	NORTH MELBOURNE VIC 3051		HO3
Sign 40 Stawell Street	WEST MELBOURNE VIC 3003		HO3
25-77 Stubbs Street,	KENSINGTON VIC 3031	C	3
33-35 Elizabeth Street,	KENSINGTON VIC 3031	D	3
31 Elizabeth Street,	KENSINGTON VIC 3031	D	3
28-32 Bruce Street,	KENSINGTON VIC 3031	D	3
59 Robertson Street	KENSINGTON VIC 3031		
146 - 166 Laurens Street	NORTH MELBOURNE VIC 3051		
135 - 137 Racecourse Road	KENSINGTON VIC 3031		HO959
43 Bruce Street	KENSINGTON VIC 3031		
80 Stubbs Street	KENSINGTON VIC 3031		
116 Stubbs Street	KENSINGTON VIC 3031		
59 - 101 Alfred Street	NORTH MELBOURNE VIC 3051		
16 Bent Street	KENSINGTON VIC 3031		
64 - 90 Sutton Street	NORTH MELBOURNE VIC 3051		
173 - 189 Arden Street	NORTH MELBOURNE VIC 3051		
135 - 139 Arden Street	NORTH MELBOURNE VIC 3051		
139 - 169 Arden Street	NORTH MELBOURNE VIC 3051		
243 Arden Street	NORTH MELBOURNE VIC 3051		
287 - 313 Macaulay Road	KENSINGTON VIC 3031		
2 Boundary Road	NORTH MELBOURNE VIC 3051		
329 Arden Street	NORTH MELBOURNE VIC 3051		
2, 50 Elizabeth Street	KENSINGTON VIC 3031		
52 - 112 Elizabeth Street	KENSINGTON VIC 3031		
Block bounded by Munster Terrace, Miller Street, Queensberry Street and Laurens Street			

City of Melbourne **Project Brief**

Project Brief

Review of heritage graded buildings in the City North Precinct

Project Owner

David Mayes

Project Manager

Melanie Hearne

Date Updated

Friday, 10 August 2018

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Project Brief

1 PURPOSE

The purpose of this project is to determine which buildings and precincts in the City North Structure Plan area warrant heritage protection under the Melbourne Planning Scheme.

The aim of the City North Structure Plan is to create a prosperous and liveable central city precinct which integrates the research, medical and educational institutions. The vision is for a vibrant, active precinct with a diverse mix of users. There will be an increase in density and changes of use and this future growth and development must respect the heritage of the precinct.

This heritage study will inform an amendment to the Melbourne Planning Scheme to ensure that buildings with heritage significance are protected during a time of growth and change.

2 PROJECT DEFINITION

2.1 Project Objective(s)

To review the current heritage grading of, or to determine a heritage grading for, all buildings on the attached list (attachment 1).

- To determine which buildings and precincts warrant heritage protection.
- Where the building is within an individual building precinct, recommend whether the building still warrants heritage protection; and
- Where the precinct includes more than one building, recommend whether the boundary of the precinct should be amended, ie whether protection of all the buildings as a precinct is warranted and/ or whether other buildings should be included in the precinct.

The information collated should be:

- Documented in a report detailing the (revised) gradings, listings and precinct details;
- Entered into a new database – format to be provided by the City of Melbourne; and
- Incorporate all necessary information, including Statements of Significance for all individual buildings and precincts, and photographs of the recommended places.

2.2 Background

2.2.1 Council/municipality

The City of Melbourne covers 36.6 square kilometres (refer to figure 1).

Project Brief



Figure 1: The City of Melbourne municipal boundaries

2.2.2 Study Area

The study area comprises of the City North Precinct, which is the area of the City North Structure Plan. See figure 2, below.

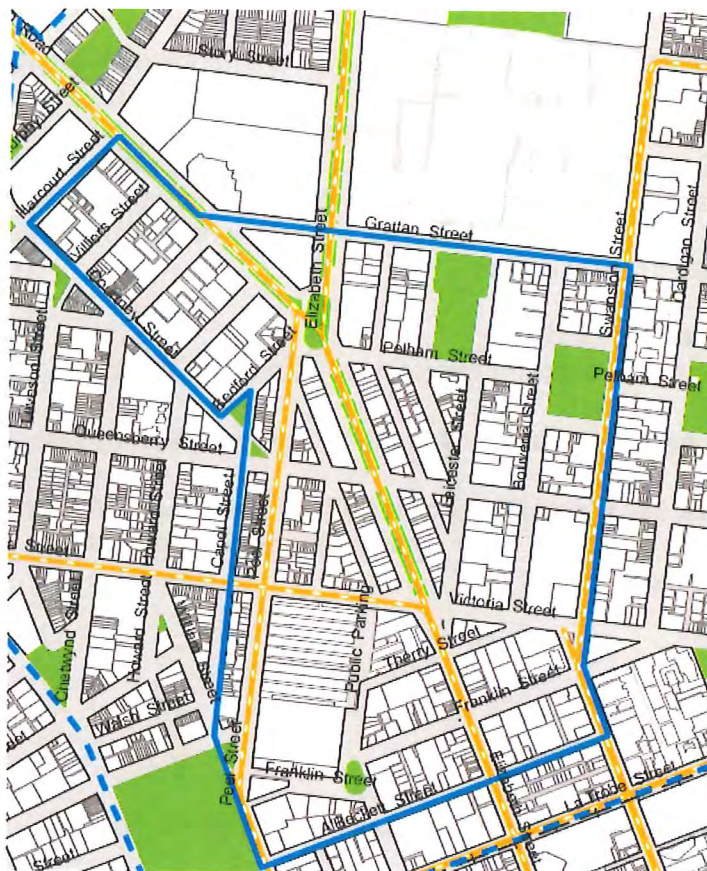


Figure 2: The City North Precinct study area

Project Brief

2.2.3 Previous heritage work

This study will build on previous City of Melbourne heritage studies including:

- North and West Melbourne Conservation Study, Graeme Butler 1983;
- Carlton, North Carlton, and Princes Hill Conservation Study Nigel Lewis and Associates 1984;
- North and West Melbourne Heritage Review, Allom Lovell 2002; and
- City of Melbourne Heritage Precincts Project, Meredith Gould Architects 2004.

2.2.4 Melbourne 2030

Local government has a responsibility for implementing Melbourne 2030 objective 5.4 - Protect heritage places and values. This policy recognises the importance of the quality and preservation of Melbourne's historic architecture and cultural landscapes. Initiatives to achieve this policy include:

- to develop ways to recognise important indigenous cultural issues within the planning system;
- to promote a consistent framework for assessment of heritage places;
- for local governments to prepare statements of heritage significance; and
- ensure that planning schemes reflect the full extent of heritage values in each municipality.

2.2.5 Municipal Strategic Statement Review

Council's Planning Scheme audit in 2009 identified gaps in Council's heritage provisions including the need to review:

- *the local policies on heritage, especially in light of the need for higher densities and the re-use of existing stock integrating ESD principles; and,*
- *planning protection for currently unprotected buildings that should be included in the heritage overlay.*

In response to the first point, Council is developing a thematic environmental history and associated heritage strategy. The former will provide the historical context and the latter will set the strategic framework for heritage protection provisions in the City.

In relation to the second point, this project will make recommendations for heritage protection for buildings in the City North precinct. In addition, Council has recently undertaken a similar process in reviewing unprotected heritage graded buildings in the Central City Heritage Review.

2.2.6 Victorian Planning Provisions – Practice Note – Applying the Heritage Overlay

This practice note should be used in the preparation of a Planning Scheme Amendment. This guide is included in Attachment 2.

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2.3 Current Policy

Council policy has increasingly placed emphasis on the need for integration between economic, social and environmental aspects of development to deliver sustainable development.

The built environment from specific historical periods is a finite asset. Council has a key role in ensuring the conservation and continued active use of built heritage so that it may be enjoyed by future generations. Avoiding neglect and loss of built heritage and promoting the efficient use and re-use of land and buildings, are two ways in which the planning system can contribute towards sustainable development.

2.4 Project Scope

Tasks required to complete this project include:

- Inspect, research and review the listed properties and make recommendations for protection under the Heritage Overlay. When undertaking field work should the consultant become aware of any building of potential significance that is not on the list, such building should with the agreement of the Project Manager, be included in the Study.
- Make recommendations as to whether the property should be included in an existing heritage overlay precinct or a new precinct and/or if it is significant in its own right and provide a statement of significance accordingly. Include a photograph of all properties recommended for protection.

All sources of information written or oral shall be fully documented including sources of information. For source material privately held, the name and address of the owner should be given, with the owner's consent.

3 PROJECT METHODOLOGY

The work will include a holistic assessment of significance in terms of place types, periods and heritage values. The study will build upon the previous work carried out by Council.

The heritage process leading to the identification of the place should be undertaken with rigour. The project deliverables are to be prepared in accordance with the Australia ICOMOS Burra Charter, 1999 and its Guidelines.

Project Brief

4 PROJECT PLAN

4.1 Project Organisation

Project Manager: Melanie Hearne

The project manager, Melanie Hearne (Strategic Planner) will provide day-to-day supervision and support to the consultant and consultant team. The consultant will be required to report to the project manager at regular intervals.

Any inquiries concerning work outlined in this project brief should be directed to the Project Manager.

Project Owner: David Mayes, Manager Strategic Planning

The Project Owner has delegated authority for the project and is accountable for its overall success.

4.2 Project Deliverables

The anticipated outputs are:

- A report on which buildings should be included in the Heritage Overlay (precinct or individual) and why they should be included along with a statement of significance for each heritage place or precinct. In addition, justification must be provided for revised building gradings.
- A database which includes all the listed buildings and which can be used by the Council for future studies.

All reports should be in a format compatible with Microsoft Word. Photographs, maps and drawings shall be of a suitable quality to enable reproduction. One hard copy final report is to be supplied and one electronic copy. All statements of significance, photographs and other data shall be provided in a compatible format to the City of Melbourne's systems.

The consultant will provide at least one photograph in digital format (eg JPEG compatible with CoMPASS (ArcGis)) clearly depicting each building.

4.2.1 Preparation of Project Management Plan

The consultant shall create a Project Management Plan for endorsement by the client. This Plan shall set out an agreed timetable and payment schedule with related milestones.

4.2.2 Research, assessment, and data-entry for places of Post-Contact cultural significance

This task is to do the research, assessment, data entry and creation of statements of significance for those places identified to be of potential cultural significance and considered worthy of future conservation.

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If a place is not considered to be worthy of future conservation, further research and assessment of significance is not required. However, the completion of a partial entry in the database to denote this fact will still be appropriate so the City of Melbourne knows in future that the place has been considered.

4.2.2.1 Assessment of cultural significance

Research and limited comparative analysis will be required to substantiate the significance of each place of potential cultural significance that is considered worthy of future conservation. These places will be assessed against the heritage values nominated in Section 4(1)(d) of the Planning and Environment Act 1987. Those heritage values include, but are not limited to scientific, aesthetic, architectural or historical interest or other special value. Other special values might include, but are not limited to social or spiritual interest or any of the natural heritage values.

Gradings are to be consistent with those currently used in the Capital City Zone.

In assessing the cultural significance of heritage places, the following Australian Heritage Commission Criteria are to be used to identify the significance of the place:

- *A.3 richness and diversity of cultural features*
- *A.4 demonstrates well the course and pattern of history, important historic events*
- *B.2 rarity*
- *C.2 research potential, usually because of high integrity or good documentation on the place*
- *D.2 good example of a recognised type*
- *E.1 aesthetic importance to the community or cultural group, typically judged as representing an architectural style*
- *F.1 design or technological achievement, typically with emphasis on some technical or design achievement as apart from aesthetic compliance as E1*
- *G.1 social importance to the community, as demonstrated by documentation or sustained community expression of value for the place*
- *H.1 association with important person or group, where the place reflects in some way the significance of the person or group.*

The significant components of each place should be identified. This will usually occur as a brief mention in the Statement of Significance. If a building should be part of an existing heritage area, the significant components of the area shall be clearly identified by the following means:

- *through the Statement of Significance;*
- *on a map or plan; and*
- *in a table to be included in the documentation for the heritage place.*

4.2.2.2 Heritage Places Database

The documentation for all identified places shall be entered into an electronic database – format to be provided by the City of Melbourne. In all cases, sources of information, both documentary and oral, shall be fully documented.

Project Brief

4.2.2.3 Mapping

All identified places of cultural significance must be marked with a polygon on a Planning Scheme base map(s) to be provided to the client in a compatible format to the City of Melbourne's systems.

4.2.3 Recommendations for Statutory Controls

The consultant shall prepare documents required to introduce planning controls for places and building/s worthy of conservation. These documents shall include:

The information for each place in accordance with the table below arranged in alphabetical order by address and locality:

NAME OF HERITAGE PLACE & LOCATION	RECOMMENDED FOR VICTORIAN HERITAGE REGISTER	RECOMMENDED FOR HERITAGE INVENTORY	RECOMMENDED FOR PLANNING SCHEME	OTHER RECOMMENDATION

4.2.4 Draft Schedule to the Heritage Overlay

For those places recommended for a Heritage Overlay, the consultant shall complete a draft Schedule to the Heritage Overlay. The drafting of the Schedule shall accord with the requirements of the VPP Practice Note – Applying the Heritage Overlay.

4.2.5 Draft Statements of Significance

Each building identified as individually significant shall have a Statement of Significance.

4.2.6 Materials & Database

The consultant shall supply the City of Melbourne with: -

4.2.6.1 A report which includes:

- Name of the client.
- Names of all the practitioners engaged in the task and the work they undertook.
- Date.
- Summary and contents page.
- The place reports for all those places identified to be significant and worthy of future conservation.
- The table of places recommended for statutory protection as per attachment 1 of the brief.
- The draft Schedule to the Heritage Overlay as per 4.2.3.2 of the brief.
- Any limitations of the study (for example - limitations in terms of the types of places identified; geographic limitations; access limitations etc). This should be clearly organised so that the client is fully informed of any further work which may be required as part of any future heritage study review or further investigation.
- Statements of Significance as identified in 4.2.3.4 above.

Project Brief

- The study brief.

All terminology shall be consistent with Council's policy Clause 22.05 Heritage Places outside the Capital City Zone.

- 4.2.6.2 Planning Scheme base map(s) showing the location of all places of cultural significance (marked with a polygon) which are recommended for statutory protection
- 4.2.6.3 The Heritage Places Database (HPD) populated with data as per the requirements of 4.2 above.

5 SUBMISSION REQUIREMENTS & PROJECT BUDGET

5.1 Submission requirements

Written quotes are required which will include the following:

- A detailed work program including methodology, process, milestones and timelines relevant to the tasks set out in this brief;
- Details of the consultants relevant experience and qualifications;
- Hourly rates for each person to be involved in the project;
- Total fee for completion of the project (inclusive of disbursements). The fee proposal should include a breakdown of the fees for the respective tasks that are indicated in the brief. The fee (including disbursements), cannot be exceeded without prior written authority from Council;
- Details of the resources that can support the consultant to ensure that the project is conducted to a high standard and completed within the required time frame; and
- The following insurances are to be held by the consultant: professional indemnity insurance, public liability insurance and a suitable insurance policy for employers' liability and workers or employers compensation.

The consultant will seek the approval of the Strategic Planning Branch for any amendments to the milestones and completion dates.

5.2 Timetable

This project is to be completed by 30 June 2011. Responses to the brief should include a plan indicating the proposed timing of tasks, a timetable for regular reporting to the Project Manager.

It will be necessary that the consultant meet with relevant Council officers in the early stages of the consultancy to discuss and elaborate on key aspects of the project and to establish other key project milestones and meeting times.

Project Brief

5.3 Project budget

A lump sum price (inclusive of all costs (including disbursements) excluding GST) will be submitted with a proposal setting out the hourly/daily rates for relevant staff proposed for the consultancy.

5.4 Closing date for submissions

Submissions (an electronic copy and a bound copy) need to be lodged with City of Melbourne by close of business on Thursday 7 April 2011. Submissions can be sent to:

Melanie Hearne
Local Policy Team
City of Melbourne
PO Box 1603
MELBOURNE VIC 3001

Melanie.hearne@melbourne.vic.gov.au

Phone: 03 9658 9072

ATTACHMENT 1

City North Precinct Graded Properties List

ATTACHMENT 2

Victoria Planning Provisions Practice Note – Applying the Heritage Overlay

The purpose of this VPP Practice Note is to give guidance about the use of the Heritage Overlay in new format planning schemes.

What places should be included in the heritage overlay?

- Any place that has been listed on the Australian Heritage Commission's *Register of the National Estate*.
- Any place that has been recommended for planning scheme protection by the Heritage Council.
- Places listed on the *National Trust Register* of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay

All places that are proposed for planning scheme protection, including places identified in a heritage study, should be documented in a manner that clearly substantiates their scientific, aesthetic, architectural or historical interest or other special cultural or natural values.

Places listed on the *Register of the National Estate* (except Commonwealth places) or on the *National Trust Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place should be undertaken with rigour. The documentation for each place should include a statement of significance that clearly establishes the importance of the place.

What are recognised heritage criteria?

Recognised heritage criteria should be used for the assessment of the heritage values of the heritage place. Heritage criteria which could be adopted for the assessment of heritage places include those adopted by the Australian Heritage Commission or Heritage Victoria. The Australian Heritage Commission's assessment criteria have the benefit of encompassing natural and cultural heritage places, including aboriginal places.

Under the Australian Heritage Commission's eight broad criteria, a place may possess significance or other special value for future generations as well as the present community because of:

- Criterion A:** its importance in the course, or pattern, of Australia's natural or cultural history
- Criterion B:** its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- Criterion C:** its potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- Criterion D:** its importance in demonstrating the principal characteristics of:
 - (i) a class of Australia's natural or cultural places; or
 - (ii) a class of Australia's natural or cultural environments
- Criterion E:** its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- Criterion F:** its importance in demonstrating a high degree of creative or technical achievement at a particular period
- Criterion G:** its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons
- Criterion H:** its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

The Australian Heritage Commission has adopted more specific sub-criteria for each of the above eight criteria.

Other heritage criteria exist for the assessment of heritage places and have been used over the years. They include the criteria used by the Victorian Heritage Council and those set out in the Department of Infrastructure's 1991 publication, *Local Government Heritage Guidelines*. These or other criteria sets may be acceptable. The most important thing is that the assessment of heritage places has been rigorous and that heritage controls are applied judiciously and with justification.

Additional resources may be required

When introducing the Heritage Overlay, councils should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the heritage overlay schedule

The example of a Heritage Overlay schedule, shows how the schedule is used.

WHAT IS A HERITAGE PLACE?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects (such as machinery within a factory or furniture within a house).

WHAT IS THE PLANNING SCHEME MAP REFERENCE NUMBER?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 etc. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

STREET NUMBERS AND LOCATION DESCRIPTIONS

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

HOW SHOULD THE HERITAGE SCHEDULE BE ARRANGED?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

APPLYING EXTERNAL PAINTING CONTROLS

Councils can nominate in the schedule whether they wish to apply external painting controls over particular heritage places. External painting controls are applied by including a 'yes' in the External Paint Controls Apply? column.

APPLYING INTERNAL ALTERATIONS CONTROLS

The schedule can nominate whether internal alteration controls are to apply over specified buildings. External painting controls are implemented by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

APPLYING TREE CONTROLS

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place. Tree controls are applied by including a 'yes' in the Tree Controls Apply? column.

The control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See the VPP Practice Note *Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

How should places on the Victorian Heritage Register be treated in the schedule?

Under Clause 43.01-3, places on the *Victorian Heritage Register* are subject to the requirements of the Heritage Act 1995 and not the planning provisions of the Heritage Overlay. Places included on the *Victorian Heritage Register* should be listed in the schedule.

A dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning controls apply to these properties. In column seven ('Included on the *Victorian Heritage Register* ...') the reference number of the property on the *Victorian Heritage Register* should be included as an aid to users of the planning scheme.

The *Government Buildings Register* was abolished in May 1998. Some buildings were removed from this register while others were automatically transferred onto the *Victorian Heritage Register*. If there is any uncertainty about which places were transferred to the *Victorian Heritage Register*, contact Heritage Victoria. A new register number will also apply to these places.

Allowing a prohibited use of a heritage place

Specific places can be nominated in the schedule so that it is possible to apply for a permit for a prohibited use. To allow prohibited uses to be considered, include a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas as to do so might result in the de facto rezoning of a large area. The provision should only be applied to a limited range of places. For example, the provision might be used for redundant churches, warehouses or other large building complexes where it is considered that the existing uses will create difficulties for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations may also be included in the Heritage Overlay. Such places should be identified by including a 'yes' in the **Aboriginal Heritage Place?** column. As with any place to which the Heritage Overlay applies, it is expected that there will be supporting justification for the application of the control.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. In addition, Clause 43.01-7 reminds responsible authorities that the requirements of the *Archaeological and Aboriginal Relics Preservation Act 1972* and the *Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984* also apply to these places.

It is recommended that planning authorities consult with the Aboriginal Heritage Services Branch of Aboriginal Affairs Victoria (Ph 9616 7777) prior to applying the Heritage Overlay to an Aboriginal heritage place.

How are conservation precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

How are individual buildings, trees or properties of significance located within significant areas treated?

As the controls applying to individual buildings and structures are the same as the controls applying to areas, there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The Heritage Overlay map, like all overlay maps, is intended to show which places are subject to a control. The Heritage Overlay map is not intended to indicate those buildings, structures, trees or other features considered to be important within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is in instances where it is proposed to trigger a variation to the control. For example, external painting controls may be justified over an individual building of significance but not over the heritage precinct in which the building is located. Alternatively, tree controls over a specific tree or property within a significant precinct but not over the precinct as a whole. In such situations the individual property or tree should be both scheduled and mapped.

If it is considered important to identify the significant buildings or structures within a significant precinct, this can be achieved through a local planning policy.

How is a building, tree or feature on a large parcel of land listed and mapped?

The Heritage Overlay applies to both the listed heritage item and its associated land (refer Clause 43.01 - Scope). It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any new development does not adversely affect the setting or context of the significant feature. In most situations, the extent of the control will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions when the control should be reduced in its extent so that it does not apply to the whole of the property. Examples might include:

- a homestead on a large pastoral property where only the buildings and their immediate surroundings are important but not the remainder of the property
- a significant specimen tree on an otherwise unimportant property
- a horse-trough, fountain or monument in a road reservation
- a grandstand or shelter in a large but otherwise unimportant public park.

Where a heritage place does not encompass the whole of the property, care should be taken to show the most accurate parcel of land affected by the control. For instance, if a homestead is affected by the Heritage Overlay but not the whole of the farm, a polygon should be allocated to the area of affected buildings and associated land. The wording to describe the Heritage Place in the schedule should be specific to identify the area covered by the overlay control. (See the example of Heritage Place HO4 in the attached schedule.)

Mapping Heritage places

All heritage places, both individual properties and areas, should be both scheduled and mapped.

However, mapping some heritage places may need to be undertaken in the long term as it is recognised that precise cadastral information for some places is currently not available. This is especially true of some places on the *Victorian Heritage Register*. The Heritage Overlay allows a heritage place to be included in the schedule without being mapped. Heritage places which are not mapped should be mapped as soon as practicable.

Schedule to the Heritage Overlay

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

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	<i>House</i> 1 Albert Street, Belmont	yes	no	no	no	no	no		no
HO2	<i>Athol House</i> 57 Albert Street, Belmont	—	—	—	—	yes Ref No H456	yes		no
HO3	<i>Jones Foundry</i> 4 William Street, Breakwater	yes	no	no	no	no	yes		no
HO4	<i>Moreton Bay Fig Tree</i> 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.	no	no	yes	no	no	no		no
HO5	<i>House</i> 13 Albert Street, Geelong	yes	no	no	yes front fence	no	no		no
HO6	<i>Bay Villa</i> 122 Middle Street, Geelong	yes	yes	no	no	no	no		no
HO7	<i>Barwon River Bridge</i> Station Street, Geelong	—	—	—	—	yes Ref No H789	no		no
HO8	<i>William Street Precinct</i> William Street, Geelong	yes	no	no	no	no	no		no
HO 9	<i>Mount Rothwell Stone Arrangement</i> Mount Rothwell Station Little River-Ripley, Little River	no	no	no	no	no	no		yes

MCCID_INT ADDRESS

100168 100-104 A'Beckett StreetMELBOURNE VIC 3000
 101595 101 Cardigan StreetCARLTON VIC 3053
 101596 103 Cardigan StreetCARLTON VIC 3053
 101597 105 Cardigan StreetCARLTON VIC 3053
 101598 107 Cardigan StreetCARLTON VIC 3053
 104097 108 Franklin StreetMELBOURNE VIC 3000
 101599 109 Cardigan StreetCARLTON VIC 3053
 101044 109-115 Berkeley StreetMELBOURNE VIC 3000
 107727 11 Princess StreetNORTH MELBOURNE VIC 3051
 110255 11 Wreckyn StreetNORTH MELBOURNE VIC 3051
 104096 110-112 Franklin StreetMELBOURNE VIC 3000
 101600 111 Cardigan StreetCARLTON VIC 3053
 107488 111 Peel StreetNORTH MELBOURNE VIC 3051
 107489 113-115 Peel StreetNORTH MELBOURNE VIC 3051
 107535 114 Peel StreetNORTH MELBOURNE VIC 3051
 107535 114 Peel StreetNORTH MELBOURNE VIC 3051
 104469 114-152 Grattan StreetCARLTON VIC 3053
 105523 116-128 Leicester StreetCARLTON VIC 3053
 107490 117 Peel StreetNORTH MELBOURNE VIC 3051
 107491 119 Peel StreetNORTH MELBOURNE VIC 3051
 101558 120 Capel StreetNORTH MELBOURNE VIC 3051
 107492 121 Peel StreetNORTH MELBOURNE VIC 3051
 122-128 Berkeley Street
 101556 124 Capel StreetNORTH MELBOURNE VIC 3051
 101555 126 Capel StreetNORTH MELBOURNE VIC 3051
 104093 126-130 Franklin StreetMELBOURNE VIC 3000
 101554 128 Capel StreetNORTH MELBOURNE VIC 3051
 129-131 Bouverie Street
 103809 1-3 Flemington RoadNORTH MELBOURNE VIC 3051
 101553 130-134 Capel StreetNORTH MELBOURNE VIC 3051
 101090 13-15 Blackwood StreetNORTH MELBOURNE VIC 3051
 102037 13-15 Cobden StreetNORTH MELBOURNE VIC 3051
 132-138 Leicester Place
 104092 132-140 Franklin StreetMELBOURNE VIC 3000
 107865 133 Queensberry StreetCARLTON VIC 3053
 108118 133-159 Victoria StreetMELBOURNE VIC 3000
 108035 134 Queensberry StreetCARLTON VIC 3053
 107494 135 Peel StreetNORTH MELBOURNE VIC 3051
 107866 135 Queensberry StreetCARLTON VIC 3053
 101605 135-141 Cardigan StreetCARLTON VIC 3053
 108034 136 Queensberry StreetCARLTON VIC 3053
 107495 137 Peel StreetNORTH MELBOURNE VIC 3051
 111305 138 Queensberry StreetCARLTON VIC 3053
 100837 139 Barry StreetCARLTON VIC 3053
 107496 139 Peel StreetNORTH MELBOURNE VIC 3051
 104082 139-141 Franklin StreetMELBOURNE VIC 3000
 106471 14 Mary StreetNORTH MELBOURNE VIC 3051
 108033 140 Queensberry StreetCARLTON VIC 3053
 100838 141 Barry StreetCARLTON VIC 3053
 100446 14-16 Anthony StreetMELBOURNE VIC 3000
 107498 143 Peel StreetNORTH MELBOURNE VIC 3051
 109493 143-151 Therry StreetMELBOURNE VIC 3000
 101550 144 Capel StreetNORTH MELBOURNE VIC 3051
 108032 144-146 Queensberry StreetCARLTON VIC 3053

Heritage Overlay

GRADING	STREETSCAP	MCCID_STR	NAME	MCCID_ST_1
C	2			
C	2 HO30		101-111 Cardigan St, Carlton	
C	2 HO30		101-111 Cardigan St, Carlton	
C	2 HO30		101-111 Cardigan St, Carlton	
C	2 HO30		101-111 Cardigan St, Carlton	
E	0			
C	2 HO30		101-111 Cardigan St, Carlton	
C	3 HO20		109-115 Berkeley Street, Carlton	
D	3 HO3		North & West Melbourne Precinct	
D	3 HO871		11 Wreckyn Street, North Melbourne	
D	0			HO7
C	2 HO30		101-111 Cardigan St, Carlton	
C	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
D	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
D	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
D	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
A	1 HO57		Kathleen Syme Education Centre (Former Primary School No	
D	3 HO806		120 Leicester St, Carlton	
D	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
D	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
D	1 HO3		North & West Melbourne Precinct	
D	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
C	1 HO3		North & West Melbourne Precinct	
C	1 HO3		North & West Melbourne Precinct	
D	3			HO7
D	1 HO3		North & West Melbourne Precinct	
D	3 HO3		North & West Melbourne Precinct	
C	1 HO3		North & West Melbourne Precinct	
C	3 HO287		9-15 Blackwood St, North Melbourne	
D	3 HO3		North & West Melbourne Precinct	
D	3			HO7
C	2 HO29		83-87 Cardigan St, Carlton	
C	1 HO496		Queen Victoria Market, Victoria St, Melbourne	HO7
C	2 HO97		128-140 Queensberry St, Carlton	
C	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
C	2 HO91		133-135 Queensberry St, Carlton	
D	3			
C	2 HO97		128-140 Queensberry St, Carlton	
C	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
C	2 HO97		128-140 Queensberry St, Carlton	
C	1 HO1		Carlton Precinct	
D	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
E	0			
D	3 HO3		North & West Melbourne Precinct	
C	2 HO97		128-140 Queensberry St, Carlton	
C	1 HO1		Carlton Precinct	
D	3			
B	3 HO299		Ornamental Tramway Overhead Poles, Peel St, North Melbou	
D	3			HO7
C	1 HO3		North & West Melbourne Precinct	
D	0 HO807		144-146 Queensberry St, Carlton	

107499 145 Peel StreetNORTH MELBOURNE VIC 3051	B	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
101249 145-147 Bouverie StreetCARLTON VIC 3053	C	3 HO804	145-147 Bouverie Street, Carlton
101549 146 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
107500 147 Peel StreetNORTH MELBOURNE VIC 3051	B	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
101548 148 Capel StreetNORTH MELBOURNE VIC 3051	C	2 HO3	North & West Melbourne Precinct
105519 148 Leicester StreetCARLTON VIC 3053	C	2 HO62	148-152 Leicester St, Carlton
107501 149 Peel StreetNORTH MELBOURNE VIC 3051	D	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
101547 150 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
105518 150 Leicester StreetCARLTON VIC 3053	C	2 HO62	148-152 Leicester St, Carlton
107502 151 Peel StreetNORTH MELBOURNE VIC 3051	C	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
101546 152 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
105517 152 Leicester StreetCARLTON VIC 3053	C	2 HO62	148-152 Leicester St, Carlton
104466 153 Barry StreetCARLTON VIC 3053	C	1 HO1	Carlton Precinct
107503 153 Peel StreetNORTH MELBOURNE VIC 3051	C	2 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
154 Bouverie Street			
101545 154 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
105516 154-160 Leicester StreetCARLTON VIC 3053	C	2 HO85	175 Pelham St, Carlton
104466 155 Barry StreetCARLTON VIC 3053	C	1 HO1	Carlton Precinct
107504 155 Peel StreetNORTH MELBOURNE VIC 3051	C	2 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
101544 156 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
104466 157 Barry StreetCARLTON VIC 3053	C	1 HO1	Carlton Precinct
107505 157 Peel StreetNORTH MELBOURNE VIC 3051	C	2 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
525992 157 Pelham StreetCARLTON VIC 3053	D	0 HO84	157-163 Pelham St, Carlton
525992 157 Pelham StreetCARLTON VIC 3053	D	0 HO84	157-163 Pelham St, Carlton
157-165 Pelham Street			
158 Bouverie Street			
101543 158 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
104466 159 Barry StreetCARLTON VIC 3053	C	1 HO1	Carlton Precinct
107506 159 Peel StreetNORTH MELBOURNE VIC 3051	D	2 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
525991 159 Pelham StreetCARLTON VIC 3053	D	0 HO84	157-163 Pelham St, Carlton
101576 16 Capel StreetWEST MELBOURNE VIC 3003	B	2 HO3	North & West Melbourne Precinct
101542 160 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
108118 160-176 Franklin StreetMELBOURNE VIC 3000	C	3 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
525990 161 Pelham StreetCARLTON VIC 3053	A	2 HO84	157-163 Pelham St, Carlton
525990 161 Pelham StreetCARLTON VIC 3053	D	0 HO84	157-163 Pelham St, Carlton
101541 162 Capel StreetNORTH MELBOURNE VIC 3051	C	1 HO3	North & West Melbourne Precinct
104453 163 Grattan StreetCARLTON VIC 3053	C	3 HO1	Carlton Precinct
525989 163 Pelham StreetCARLTON VIC 3053	D	0 HO84	157-163 Pelham St, Carlton
104454 165 Grattan StreetCARLTON VIC 3053	C	3 HO1	Carlton Precinct
104455 167 Grattan StreetCARLTON VIC 3053	C	3 HO1	Carlton Precinct
104085 167-175 Franklin StreetMELBOURNE VIC 3000	D	0	
104456 169 Grattan StreetCARLTON VIC 3053	C	3 HO1	Carlton Precinct
170 Bouverie Street			
104457 171-173 Grattan StreetCARLTON VIC 3053	C	3 HO1	Carlton Precinct
172 Bouverie Street			
104458 175 Grattan StreetCARLTON VIC 3053	C	3 HO1	Carlton Precinct
104459 177 Grattan StreetCARLTON VIC 3053	C	3 HO1	Carlton Precinct
101575 18 Capel StreetWEST MELBOURNE VIC 3003	B	2 HO3	North & West Melbourne Precinct
107526 180 Peel StreetNORTH MELBOURNE VIC 3051	C	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
108118 180-196 Franklin StreetMELBOURNE VIC 3000	C	3 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
107525 182 Peel StreetNORTH MELBOURNE VIC 3051	C	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
183-195 Bouverie Street			
107524 184 Peel StreetNORTH MELBOURNE VIC 3051	C	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
107523 186 Peel StreetNORTH MELBOURNE VIC 3051	C	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
109684 187-189 Victoria StreetWEST MELBOURNE VIC 3003	D	2 HO3	North & West Melbourne Precinct
107511 191 Peel StreetNORTH MELBOURNE VIC 3051	C	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou

107512 193 Peel StreetNORTH MELBOURNE VIC 3051	C	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
107513 195 Peel StreetNORTH MELBOURNE VIC 3051	D	2 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
107551 196 Pelham StreetCARLTON VIC 3053	C	1 HO1	Carlton Precinct
107551 196-198 Pelham StreetCARLTON VIC 3053	C	1 HO1	Carlton Precinct
107514 197 Peel StreetNORTH MELBOURNE VIC 3051 198-202 Queensberry Street	D	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
101609 199 Cardigan StreetCARLTON VIC 3053	C	3 HO32	199-201 Cardigan St, Carlton
107515 199 Peel StreetNORTH MELBOURNE VIC 3051	D	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou
102978 2 Dudley StreetWEST MELBOURNE VIC 3003	C	3 HO3	North & West Melbourne Precinct
101574 20 Capel StreetWEST MELBOURNE VIC 3003	B	2 HO3	North & West Melbourne Precinct
101609 201 Cardigan StreetCARLTON VIC 3053	C	3 HO32	199-201 Cardigan St, Carlton
101535 204 Capel StreetNORTH MELBOURNE VIC 3051	B	3 HO3	North & West Melbourne Precinct
104463 205-211 Grattan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101532 206 Capel StreetNORTH MELBOURNE VIC 3051	B	3 HO3	North & West Melbourne Precinct
101255 210-214 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101255 210-214 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
104086 211-213 Franklin StreetMELBOURNE VIC 3000	D	0 HO735	Bank of New South Wales, 375 Queen Street, Melbourne
101240 21-25 Bouverie StreetCARLTON VIC 3053	D	3 HO803	21-25 Bouverie Street, Carlton
104464 213-217 Grattan StreetCARLTON VIC 3053 214 Queensberry Street	D	2 HO1	Carlton Precinct
108025 214-222 Queensberry StreetCARLTON VIC 3053	C	3 HO93	Former Primary School No. 2365 224 Queensberry St, Carlton
100162 215-223 Franklin StreetMELBOURNE VIC 3000	D	0	
100162 215-223 Franklin StreetMELBOURNE VIC 3000	D	0	
101255 216-228 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101255 216-228 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101255 216-228 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101255 216-228 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101573 22 Capel StreetWEST MELBOURNE VIC 3003 221 Pelham Street 225 Queensberry Street	B	2 HO3	North & West Melbourne Precinct
104087 225-227 Franklin StreetMELBOURNE VIC 3000	D	0	
107547 226 Pelham StreetMELBOURNE VIC 3000	C	3 HO83	226-228 Pelham St, Carlton
107546 228 Pelham StreetMELBOURNE VIC 3000	C	3 HO83	226-228 Pelham St, Carlton
107871 229 Queensberry StreetCARLTON VIC 3053	C	3 HO94	229 Queensberry St, Carlton
101255 230-234 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101255 230-234 Leicester StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101255 230-234 Leicester StreetCARLTON VIC 3053 231 Queensberry Street	C	2 HO1	Carlton Precinct
109843 232-238 Victoria StreetMELBOURNE VIC 3000 23-31 Lincoln Square South 235 Bouverie Street	C	3 HO3	North & West Melbourne Precinct
104466 235-253 Grattan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
104466 235-253 Grattan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct
101256 239-241 Bouverie StreetCARLTON VIC 3053	D	3 HO1	Carlton Precinct
101572 24 Capel StreetWEST MELBOURNE VIC 3003	B	2 HO3	North & West Melbourne Precinct
100953 241 Peel StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct
107519 243 Peel StreetNORTH MELBOURNE VIC 3051	D	3	
101612 245 Cardigan StreetCARLTON VIC 3053	C	3 HO34	245-257 Cardigan St, Carlton
107520 245-249 Peel StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct
101612 247-249 Cardigan StreetCARLTON VIC 3053	C	3 HO34	245-257 Cardigan St, Carlton
101612 247-249 Cardigan StreetCARLTON VIC 3053	C	3 HO34	245-257 Cardigan St, Carlton
109841 250 Victoria StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct
109841 250-254 Victoria StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct
109841 250-254 Victoria StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct
104450 251-257 Cardigan StreetCARLTON VIC 3053	D	2	
109841 252-254 Victoria StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct

107874 255-259 Queensberry StreetCARLTON VIC 3053	C	3 HO95	259 Queensberry St, Carlton	
108023 258-274 Queensberry StreetCARLTON VIC 3053 261-263 Queensberry Street	B	3 HO17	1-29 Barry Street, Carlton	
101571 26-30 Capel StreetWEST MELBOURNE VIC 3003 265-271 Queensberry Street	B	2 HO3	North & West Melbourne Precinct	
101269 2-76 Bouverie StreetCARLTON VIC 3053	C	2 HO108	593 Swanston St, Carlton	
108022 278-284 Queensberry StreetMELBOURNE VIC 3000	C	3 HO52	614-618 Elizabeth St, Carlton	
102039 29 Cobden StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
109830 300-308 Victoria StreetNORTH MELBOURNE VIC 3051	D	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou	
102239 30-32 Courtney StreetNORTH MELBOURNE VIC 3051 31-74 Barry Street	D	3 HO290	30-34 Courtney St, North Melbourne	
101570 32-34 Capel StreetWEST MELBOURNE VIC 3003	B	2 HO3	North & West Melbourne Precinct	
109826 324 Victoria StreetNORTH MELBOURNE VIC 3051	D	2 HO3	North & West Melbourne Precinct	
107880 325-327 Queensberry StreetNORTH MELBOURNE VIC 3051 33 Howard Street, West Melbourne	D	3 HO3	North & West Melbourne Precinct	
107882 331 Queensberry StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
107883 333 Queensberry StreetNORTH MELBOURNE VIC 3051 333-337 Queensberry Street, Melbourne	C	3 HO3	North & West Melbourne Precinct	
107884 335-337 Queensberry StreetNORTH MELBOURNE VIC 3051	C	3 HO3	North & West Melbourne Precinct	
107885 339 Queensberry StreetNORTH MELBOURNE VIC 3051	C	3 HO3	North & West Melbourne Precinct	
102238 34 Courtney StreetNORTH MELBOURNE VIC 3051	C	3 HO290	30-34 Courtney St, North Melbourne	
505319 345 Cardigan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct	
105526 34-58 Leicester StreetCARLTON VIC 3053	D	3 HO59	62 Leicester St, Carlton	
105526 34-58 Leicester StreetCARLTON VIC 3053	D	3 HO59	62 Leicester St, Carlton	
505320 347 Cardigan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct	
505321 349 Cardigan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct	
102041 35 Cobden StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
505322 351 Cardigan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct	
505323 353 Cardigan StreetCARLTON VIC 3053	C	2 HO1	Carlton Precinct	
101569 36 Capel StreetWEST MELBOURNE VIC 3003	B	2 HO3	North & West Melbourne Precinct	
107888 361-363 Queensberry StreetNORTH MELBOURNE VIC 3051	D	3 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou	
103812 37 Flemington RoadNORTH MELBOURNE VIC 3051	A	3 HO3	North & West Melbourne Precinct	
108086 375 Queen StreetMELBOURNE VIC 3000	C	0 HO735	Bank of New South Wales, 375 Queen Street, Melbourne	
101568 38 Capel StreetWEST MELBOURNE VIC 3003	D	2 HO3	North & West Melbourne Precinct	
104089 386-412 William StreetMELBOURNE VIC 3000	D	0		
100952 39-43 Bedford StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
102242 4 Courtney StreetNORTH MELBOURNE VIC 3051	C	3 HO3	North & West Melbourne Precinct	
103219 413-417 Elizabeth StreetMELBOURNE VIC 3000	D	3		
102043 41-43 Cobden StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
103220 419 Elizabeth StreetMELBOURNE VIC 3000	D	0		
103221 421 Elizabeth StreetMELBOURNE VIC 3000	D	0		
104090 422-428 Queen StreetMELBOURNE VIC 3000	C	0		HO7
103222 423-425 Elizabeth StreetMELBOURNE VIC 3000	D	0		
103223 427 Elizabeth StreetMELBOURNE VIC 3000	D	0		
103224 429 Elizabeth StreetMELBOURNE VIC 3000	D	0		
103224 431 Elizabeth StreetMELBOURNE VIC 3000	D	0		
108100 432-438 Queen StreetMELBOURNE VIC 3000	D	0		HO7
103225 433 Elizabeth StreetMELBOURNE VIC 3000	D	0		
103225 435 Elizabeth StreetMELBOURNE VIC 3000	D	0		
103226 437-439 Elizabeth StreetMELBOURNE VIC 3000	D	0		
108099 440-444 Queen StreetMELBOURNE VIC 3000		0		HO7
103227 441-447 Elizabeth StreetMELBOURNE VIC 3000	B	3		
109493 452 Queen StreetMELBOURNE VIC 3000	D	0		HO7
103229 453-459 Elizabeth StreetMELBOURNE VIC 3000	B	3		
109320 459-469 Swanston StreetMELBOURNE VIC 3000	D	0		
562691 463 Elizabeth StreetMELBOURNE VIC 3000	C	0		

562692	465 Elizabeth Street	MELBOURNE VIC 3000	C	0		
562693	467 Elizabeth Street	MELBOURNE VIC 3000	C	2		
511516	469 Elizabeth Street	MELBOURNE VIC 3000	C	2		
511518	471 Elizabeth Street	MELBOURNE VIC 3000	C	2		
103231	473-481 Elizabeth Street	MELBOURNE VIC 3000	C	2		HO7
103814	47-59 Flemington Road	NORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
103232	483-485 Elizabeth Street	MELBOURNE VIC 3000	D	3		HO7
109861	48-50 Villiers Street	NORTH MELBOURNE VIC 3051	A	3 HO306	48-50 Villiers St, North Melbourne	
103233	487 Elizabeth Street	MELBOURNE VIC 3000	E	0		HO7
103234	489-499 Elizabeth Street	MELBOURNE VIC 3000	B	3		HO7
103293	496-504 Elizabeth Street	MELBOURNE VIC 3000	D	3		
107724	5 Princess Street	NORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
103235	501-503 Elizabeth Street	MELBOURNE VIC 3000	D	3		HO7
108118	507-523 Elizabeth Street	MELBOURNE VIC 3000	C	1 HO496	Queen Victoria Market, Victoria St, Melbourne	HO7
532666	508 Swanston Street	CARLTON VIC 3053	C	3 HO112	508-512 Swanston St, Carlton	
101578	51 Cardigan Street	CARLTON VIC 3053	A	2 HO27	51-65 Cardigan St, Carlton	
532665	510-512 Swanston Street	CARLTON VIC 3053	C	3 HO112	508-512 Swanston St, Carlton	
103291	518 Elizabeth Street	MELBOURNE VIC 3000	A	3 HO46	518 Elizabeth St, Carlton	
103289	524-530 Elizabeth Street	MELBOURNE VIC 3000	D	3		
109844	527 Elizabeth Street	MELBOURNE VIC 3000	C	3 HO3	North & West Melbourne Precinct	
	529 Elizabeth Street					
101580	53 Cardigan Street	CARLTON VIC 3053	A	2 HO27	51-65 Cardigan St, Carlton	
	530 Elizabeth Street					
103287	536-542 Elizabeth Street	MELBOURNE VIC 3000	D	3		
	540-556 Elizabeth Street					
	541 Elizabeth Street					
	543-549 Elizabeth Street					
500383	54-56 A'Beckett Street	MELBOURNE VIC 3000	D	2		
101581	55 Cardigan Street	CARLTON VIC 3053	A	2 HO27	51-65 Cardigan St, Carlton	
109372	554 Swanston Street	CARLTON VIC 3053	C	3 HO113	554-556 Swanston St, Carlton	
109371	556 Swanston Street	CARLTON VIC 3053	C	3 HO113	554-556 Swanston St, Carlton	
103284	556-562 Elizabeth Street	MELBOURNE VIC 3000	C	3 HO49	556 Elizabeth St, Carlton	
502500	56 Barry Street	CARLTON VIC 3053	B	3 HO800	56-58 Barry Street, Carlton	
102236	56-58 Courtney Street	NORTH MELBOURNE VIC 3051	B	3 HO291	56-64 Courtney St, North Melbourne	
101582	57 Cardigan Street	CARLTON VIC 3053	A	2 HO27	51-65 Cardigan St, Carlton	
107479	57 Peel Street	WEST MELBOURNE VIC 3003	D	2 HO3	North & West Melbourne Precinct	
	576 Berkeley Street					
107479	57-61 Peel Street	WEST MELBOURNE VIC 3003	D	2 HO3	North & West Melbourne Precinct	
107479	57-61 Peel Street	WEST MELBOURNE VIC 3003	D	2 HO3	North & West Melbourne Precinct	
103281	576-578 Elizabeth Street	MELBOURNE VIC 3000	C	3 HO51	580 Elizabeth St, Carlton	
103242	579-581 Elizabeth Street	MELBOURNE VIC 3000	C	3 HO3	North & West Melbourne Precinct	
502499	58 Barry Street	CARLTON VIC 3053	B	3 HO801	60 Barry Street, Carlton	
103280	580 Elizabeth Street	MELBOURNE VIC 3000	C	3 HO51	580 Elizabeth St, Carlton	
103243	583-585 Elizabeth Street	MELBOURNE VIC 3000	D	3 HO3	North & West Melbourne Precinct	
100170	58-64 A'Beckett Street	MELBOURNE VIC 3000	E	3		
101583	59 Cardigan Street	CARLTON VIC 3053	C	2 HO27	51-65 Cardigan St, Carlton	
107479	59 Peel Street	WEST MELBOURNE VIC 3003	D	2 HO3	North & West Melbourne Precinct	
109322	593-597 Swanston Street	CARLTON VIC 3053	C	3 HO108	593 Swanston St, Carlton	
	594-598 Elizabeth Street					
103246	595 Elizabeth Street	MELBOURNE VIC 3000	D	3 HO3	North & West Melbourne Precinct	
103247	597 Elizabeth Street	MELBOURNE VIC 3000	D	3 HO3	North & West Melbourne Precinct	
108029	599-605 Swanston Street	CARLTON VIC 3053	D	3 HO810	599 Swanston St, Carlton	
107729	6 Princess Street	NORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
100840	60 Barry Street	CARLTON VIC 3053	D	3 HO801	60 Barry Street, Carlton	
103250	605-607 Elizabeth Street	MELBOURNE VIC 3000	D	3 HO3	North & West Melbourne Precinct	
105525	60-66 Leicester Street	CARLTON VIC 3053	C	3 HO59	62 Leicester St, Carlton	

101584 61 Cardigan StreetCARLTON VIC 3053	C	2 HO27	51-65 Cardigan St, Carlton	
107479 61 Peel StreetWEST MELBOURNE VIC 3003	D	2 HO3	North & West Melbourne Precinct	
103273 618-630 Elizabeth StreetMELBOURNE VIC 3000	D	3 HO52	614-618 Elizabeth St, Carlton	
101565 62 Capel StreetWEST MELBOURNE VIC 3003	C	2 HO461	Residence, 62 Capel Street, West Melbourne	
620-630 Elizabeth Street				
621A Cumberland Place				
106999 62-64 O'Connell StreetMELBOURNE VIC 3000	D	2 HO3	North & West Melbourne Precinct	
101585 63 Cardigan StreetCARLTON VIC 3053	C	2 HO27	51-65 Cardigan St, Carlton	
107480 63 Peel StreetWEST MELBOURNE VIC 3003	D	2 HO461	Residence, 62 Capel Street, West Melbourne	
101564 64 Capel StreetWEST MELBOURNE VIC 3003	C	2 HO461	Residence, 62 Capel Street, West Melbourne	
568407 64 Courtney StreetNORTH MELBOURNE VIC 3051	C	3 HO291	56-64 Courtney St, North Melbourne	
109365 644-658 Swanston StreetCARLTON VIC 3053	C	3 HO115	Former No 3 Carlton Fire Station, 650-656 Swanston St, Carl	
109365 650 Swanston StreetCARLTON VIC 3053	B	3 HO115	Former No 3 Carlton Fire Station, 650-656 Swanston St, Carl	
103269 656-658 Elizabeth StreetMELBOURNE VIC 3000	C	3 HO44	656-668 Elizabeth St, Carlton	
103816 65-67 Flemington RoadNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
107481 65-67 Peel StreetWEST MELBOURNE VIC 3003	D	2 HO461	Residence, 62 Capel Street, West Melbourne	
101586 65-69 Cardigan StreetCARLTON VIC 3053	C	2 HO28	71 Cardigan St, Carlton	
104078 65-77 Franklin StreetMELBOURNE VIC 3000	C	2		
108118 65-81 Victoria StreetMELBOURNE VIC 3000	C	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7	
106998 66 O'Connell StreetMELBOURNE VIC 3000	D	2 HO3	North & West Melbourne Precinct	
110987 660 Swanston StreetCARLTON VIC 3053	C	3 HO115	Former No 3 Carlton Fire Station, 650-656 Swanston St, Carl	
103268 660-674 Elizabeth StreetMELBOURNE VIC 3000	C	3 HO44	656-668 Elizabeth St, Carlton	
109362 676 Swanston StreetCARLTON VIC 3053	C	3 HO116	676-682 Swanston St, Carlton	
109361 678 Swanston StreetCARLTON VIC 3053	C	3 HO116	676-682 Swanston St, Carlton	
103265 680-682 Elizabeth StreetMELBOURNE VIC 3000	D	3		
109360 680-682 Swanston StreetCARLTON VIC 3053	D	3 HO116	676-682 Swanston St, Carlton	
684-688 Elizabeth Street				
690 Elizabeth Street				
103262 690-694 Elizabeth StreetMELBOURNE VIC 3000	D	3 HO54	708 Elizabeth St, Carlton	
103261 696-708 Elizabeth StreetMELBOURNE VIC 3000	B	3 HO54	708 Elizabeth St, Carlton	
107725 7 Princess StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
101587 71 Cardigan StreetCARLTON VIC 3053	C	2 HO28	71 Cardigan St, Carlton	
103257 786-798 Elizabeth StreetMELBOURNE VIC 3000	C	3 HO55	792 Elizabeth St and 257 Grattan Street Carlton	
104079 79-81 Franklin StreetMELBOURNE VIC 3000	A	2 HO664	Currie and Richards Warehouse, 79-81 Franklin Street, Melb	
572115 8 Princess StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
101562 80 Capel StreetWEST MELBOURNE VIC 3003	B	2 HO3	North & West Melbourne Precinct	
103819 81 Flemington RoadNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
103819 81-83 Flemington RoadNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
81-87 Bouverie Street				
101562 82 Capel StreetWEST MELBOURNE VIC 3003	C	2 HO3	North & West Melbourne Precinct	
101590 83 Cardigan StreetCARLTON VIC 3053	C	2 HO29	83-87 Cardigan St, Carlton	
108118 83-129 Victoria StreetMELBOURNE VIC 3000	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7	
101562 84 Capel StreetWEST MELBOURNE VIC 3003	C	2 HO3	North & West Melbourne Precinct	
101591 85 Cardigan StreetCARLTON VIC 3053	C	2 HO29	83-87 Cardigan St, Carlton	
101562 86 Capel StreetWEST MELBOURNE VIC 3003	C	2 HO3	North & West Melbourne Precinct	
101592 87 Cardigan StreetCARLTON VIC 3053	C	2 HO29	83-87 Cardigan St, Carlton	
107726 9 Princess StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
90-104 Berkeley Street				
101089 9-11 Blackwood StreetNORTH MELBOURNE VIC 3051	D	3 HO287	9-15 Blackwood St, North Melbourne	
103822 91-93 Flemington RoadNORTH MELBOURNE VIC 3051	C	3 HO3	North & West Melbourne Precinct	
109492 93-141 Therry StreetMELBOURNE VIC 3000	D	2		HO7
103823 95 Flemington RoadNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	
104099 96-102 Franklin StreetMELBOURNE VIC 3000	C	0		HO7
101043 97-107 Berkeley StreetMELBOURNE VIC 3000	D	3 HO20	109-115 Berkeley Street, Carlton	
110987 Astorial Apartments660-674 Swanston StreetCARLTON VIC 3053	C	3 HO115	Former No 3 Carlton Fire Station, 650-656 Swanston St, Carl	
109842 Central Club Hotel240-248 Victoria StreetNORTH MELBOURNE VIC 3051	D	3 HO3	North & West Melbourne Precinct	

108031 Chinese Church Of Christ	148-150 Queensberry Street	CARLTON VIC 3053	C	3 HO807	144-146 Queensberry St, Carlton
109368 College House Apartments	568-576 Swanston Street	CARLTON VIC 3053	D	3	
109359 College Square on Swanston	768-804 Swanston Street	CARLTON VIC 3053	C	2 HO117	784-786 Swanston St, Carlton
109359 College Square on Swanston	768-804 Swanston Street	CARLTON VIC 3053	C	2 HO117	784-786 Swanston St, Carlton
109359 College Square on Swanston	768-804 Swanston Street	CARLTON VIC 3053	B	2 HO117	784-786 Swanston St, Carlton
102942 Flagstaff Gardens Tennis Courts	Flagstaff Gardens	311 William Street	C	0 HO793	Flagstaff Gardens, King St, Melbourne
102942 Flagstaff Gardens	309-311 William Street	WEST MELBOURNE VIC 3003	C	0 HO793	Flagstaff Gardens, King St, Melbourne
102942 Flagstaff Gardens	309-311 William Street	WEST MELBOURNE VIC 3003	C	0 HO793	Flagstaff Gardens, King St, Melbourne
102942 Flagstaff Gardens	309-311 William Street	WEST MELBOURNE VIC 3003	C	0 HO793	Flagstaff Gardens, King St, Melbourne
101593 Lincoln Hotel	91-95 Cardigan Street	CARLTON VIC 3053	D	0 HO97	128-140 Queensberry St, Carlton
104103 Mac's Hotel	34-38 Franklin Street	MELBOURNE VIC 3000	A	0 HO663	Macs Hotel, 34-36 Franklin Street, Melbourne
108118 Meat Hall	Queen Victoria Market	525 Elizabeth Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108024 Melbourne University	224-252 Queensberry Street	CARLTON VIC 3053	A	3 HO93	Former Primary School No. 2365 224 Queensberry St, Carlton
109317 Oxford Scholar Hotel	427-433 Swanston Street	MELBOURNE VIC 3000	C	0	
109326 Part 625-629 Swanston Street		CARLTON VIC 3053	D	3 HO110	625-629 Swanston St, Carlton
109326 Part 625-629 Swanston Street		CARLTON VIC 3053	D	3 HO110	625-629 Swanston St, Carlton
104461 Prince Alfred Hotel	191-197 Grattan Street	CARLTON VIC 3053	C	2 HO1	Carlton Precinct
108118 Queen Victoria Market	65-159 Victoria Street	MELBOURNE VIC 3000	C	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Rear Shed I	Queen Victoria Market	Therry Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
103818 Redback Brewery Hotel	75-79 Flemington Road	NORTH MELBOURNE VIC 3051	C	3 HO3	North & West Melbourne Precinct
103276 Royal Artillery Hotel	614-616 Elizabeth Street	MELBOURNE VIC 3000	B	3 HO52	614-618 Elizabeth St, Carlton
108118 Shed A	Queen Victoria Market	Peel Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Shed B	Queen Victoria Market	Peel Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Shed C	Queen Victoria Market	Peel Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Shed D	Queen Victoria Market	Peel Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Shed E	Queen Victoria Market	Peel Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Shed K	Queen Victoria Market	Peel Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Shed L	Queen Victoria Market	Peel Street	A	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
108118 Shed M	Queen Victoria Market	Peel Street	D	3 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
104095 Stargate Apartments	114-122 Franklin Street	MELBOURNE VIC 3000	D	3	HO7
108118 Substation 70-74 Therry Street		MELBOURNE VIC 3000	C	1 HO496	Queen Victoria Market, Victoria St, Melbourne HO7
102942 The Lodge	Flagstaff Gardens	Dudley Street	C	0 HO793	Flagstaff Gardens, King St, Melbourne
545533 Toilet Opposite 286 Queensberry Street		MELBOURNE VIC 3000	A	3 HO926	Cast Iron Urinal, Queensberry Street - North Side, East of Eliz
111415 Toilet Opposite 475-511 Swanston Street		MELBOURNE VIC 3000	D	0 HO911	Tramway Signal Cabin, Waiting Shelter & Convenience, Swar
104468 University of Melbourne	156-292 Grattan Street	PARKVILLE VIC 3010	C	2 HO323	Ormond College, The University of Melbourne, 29-55 College
104468 University of Melbourne	156-292 Grattan Street	PARKVILLE VIC 3010	A	1 HO323	Ormond College, The University of Melbourne, 29-55 College
109829 Victoria Hotel	312-316 Victoria Street	NORTH MELBOURNE VIC 3051	B	2 HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbou