



HODDLE GRID HERITAGE REVIEW

**Volume 1: Built & Urban
Heritage – Methodology**

July 2020

**Prepared for
City of Melbourne**

CONTEXT

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Ochre Imprints

Spatial Vision

Report Register

This report register documents the development and issue of the report entitled *Hoddle Grid Heritage Review – Volume 1: Built & Urban Heritage – Methodology* undertaken by Context in accordance with our internal quality management system. (Issue 5 was also undertaken in consultation with GJM Heritage.)

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LIST OF TECHNICAL VOLUMES

The Hoddle Grid Heritage Review is reported in a **Summary Report** and a series of technical volumes as follows:

Volume 1: Built & Urban Heritage – Methodology

Volume 1 explains the methodology used to select and assess the heritage values of precincts and individual places identified by the City of Melbourne and others as requiring assessment. This Volume also presents the steps undertaken to ensure that all likely heritage places have been identified and either assessed within the present project or recommended for future assessment.

Volume 2: Built and Urban Heritage – Assessed Places & Precincts

Volume 2 contains heritage assessments and recommendations for individual places and precincts. The material is in the form of citations suited to the recognition of a place on the Schedule to the Heritage Overlay in the Melbourne Planning Scheme. Volume 2 is divided into two volumes:

- Volume 2a – Precincts, pre-1945 places, revisions to existing individual Heritage Overlay
- Volume 2b – Postwar Thematic Environmental History and postwar places

Volume 3: Aboriginal Heritage

Volume 3 explains the approach to Aboriginal heritage for the Hoddle Grid Heritage Review. It explores the concept of shared heritage, the scope of contemporary Aboriginal heritage and the policy context. It describes the important role played by the three Traditional Owner organisations. Volume 3 explains the thematic analysis that was applied in framing the history (Volume 4) and describes how places were identified, mapped and an expanded Aboriginal Places List created. It also briefly outlines the pre-contact Aboriginal archaeological component. Through a co-research model, the three Traditional Owner organisations selected and researched specific places, and these are presented in this volume along with recommendations for recognition and interpretation of Aboriginal history and values. One place is recommended for inclusion in Heritage Overlay and the citation is therefore presented in Volume 2.

Volume 4: Aboriginal History - Hoddle Grid

Volume 4 presents a history of the Hoddle Grid study area in relation to Aboriginal history, connections and places. It builds on an earlier project (Context, 2010), adopts an Aboriginal and shared history thematic framework, develops each theme briefly and identifies place examples. The three Traditional Owner organisations recognised by the City of Melbourne (CoM) have been involved in reviewing the themes and identifying associated places.

Volume 5: Pre-Contact Aboriginal Archaeology of Hoddle Grid

Volume 5 presents an analysis of the pre-contact Aboriginal archaeology across the Hoddle Grid study area, considering prior land and water forms, vegetation and other factors that influenced Aboriginal land uses and activities over the estimated 40,000 years of Aboriginal occupation of south-eastern Australia. This information is then related to the evidence that has been uncovered through recent archaeological excavations. The result is a spatial model designed to predict the likelihood of uncovering evidence of pre-contact Aboriginal sites within the Hoddle Grid area. The model also considers past ground disturbance. It is designed so that it can be regularly updated. The model has been discussed with Traditional Owners and key government bodies, and recommendations are made on how to increase the assessment and management of Aboriginal cultural heritage ahead of redevelopment in the Hoddle Grid study area.

Volume 6: Communications & Engagement

Volume 6 documents the development and implementation of a Communications and Engagement Plan for the Hoddle Grid Heritage Review. Specific elements of engagement are detailed including the involvement of both internal and external stakeholders, engagement with Traditional Owner Organisations, the Participate Melbourne and Melbourne Conversations activities and the opportunities to develop interactive digital and other forms of public information.

ABBREVIATIONS

AHC	Australian Heritage Council
AV	Aboriginal Victoria
BP	Before Present
CASM	Corporate Affairs and Strategic Marketing
CBD	Central Business District
CHMP	Cultural Heritage Management Plan
CoM	City of Melbourne
ERG	External Reference Group
HCV	Heritage Council of Victoria
HGHR	Hoddle Grid Heritage Review
HERMES	Victoria's Heritage Database supported by Heritage Victoria
HO	Heritage Overlay
HV	Heritage Victoria
KHT	Koorie Heritage Trust
MMRA	Melbourne Metro Rail Authority
MMBW	Melbourne and Metropolitan Board of Works
PPN1	Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)
VAHR	Victorian Aboriginal Heritage Register
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

1.0 INTRODUCTION

1.1 Background

This Volume is one of six technical volumes that report on the Hoddle Grid Heritage Review. This volume addresses urban and built heritage.

The Hoddle Grid Heritage Review commenced in April 2017 and has been carried out over a number of financial years, concluding in June 2020.

In shaping this project, the City of Melbourne (CoM) sought to set a new benchmark for cultural heritage that engaged with thematic and spatial analysis in new ways, to reveal a richer and more nuanced understanding of the cultural heritage that exists throughout the urban landscape of the central city.

An important aspect of the project was to engage with specific stakeholders around urban and built heritage, bringing their knowledge and perspectives into the project, and to gain a better appreciation of community-held heritage values. This was reflected in the project's objectives and in the methodology developed in response to the brief. The relevant objectives were to:

- Review all urban and built places previously identified in heritage studies that had not been afforded protection under the Planning Scheme;
- Engage with a variety of stakeholders to expand the place list beyond those places already identified;
- Refine the list of places to be assessed in the Hoddle Grid Heritage Review, and provide a rationale for either assessment or non-assessment;
- Assess and prepare citations for places that have the potential to meet the threshold of local significance;
- Undertake sufficient comparative analysis to enable a decision on local significance to be determined. This is based on which other places have been deemed to meet this threshold and are already on the Heritage Overlay;
- Provide a method by which all urban and built places have a preliminary social value check and undertake a social values assessment for those places indicated;
- Provide an integrated assessment for any urban and built places that have Aboriginal connections and values. This was not undertaken for postwar place assessments carried out by GJM Heritage.

The project was also designed to implement key aspects of the City's *Heritage Strategy* and *Aboriginal Heritage Action Plan 2015-18*, including undertaking the next stage of the *2010 Indigenous Heritage Study*.

1.2 Scope and methodology

This volume sets out the approach taken to both expand and refine the place list and the steps undertaken to provide a manageable list of places and precincts for assessment. This is outlined in Section 2.0. Section 3.0 sets out the standard methodology for a built heritage assessment with reference to some particular additional tasks undertaken for this Review.

The primary urban and built heritage tasks are summarised in Table 1.

Table 1 Tasks

Tasks	Pilot Stage	August 2017-June 2018	August 2018-June 2020
Preparatory tasks, stakeholder engagement, preliminary survey, desktop review	New template for recording places developed. 27 individual places recommended for assessment.	Place list expanded through stakeholder engagement and place nomination workshops. Desktop review and ground truthing through preliminary survey. 37 additional individual places and 6 precincts recommended for assessment. Further places put forward by CoM internal review.	74 additional individual places and 3 additional precincts recommended for assessment. Desktop review and ground truthing through field work.
Postwar thematic history	Draft postwar thematic history prepared.	Postwar thematic history finalised.	Postwar thematic history revised following peer review.
Social values		Social values checklist prepared and applied to priority places. Social values assessments undertaken.	Social values checklist applied. Social values assessments undertaken.
Research and assessment of places and precinct	27 places fully assessed.	37 individual places and 6 precincts fully assessed.	73 (was 74 – two places were combined) individual places and 1 precinct fully assessed. 1 individual place assessed by GJM Heritage
Peer Review			Peer review by GJM Heritage of: methodology; postwar thematic history; individual places and precincts assessed in 2017-18; and places and precincts recommended for assessment in 2018-20. List of 2018-20 individual places and precincts recommended for assessment revised 2017-18 place and precinct citations reviewed. Individual places and precincts assessed in 2018-20 reviewed and revised, and methodology report revised.

Tasks	Pilot Stage	August 2017-June 2018	August 2018-June 2020
Individual postwar places assessment by GJM Heritage			30 additional individual postwar places assessed by GJM Heritage. 11 x 2017-18 individual postwar place citations and 17 x 2018-20 individual postwar place citations prepared by Context revised by GJM Heritage.

1.3 The study area

The Hoddle Grid study area (Figure 1) extends slightly beyond Robert Hoddle's surveyed grid. The boundary encompasses a section of the Yarra River or Birrarung, recognising that the history of the Hoddle Grid is inextricably linked to the presence of the river and that the grid plan is aligned with its course. In the west, the study area boundary extends to Wurundjeri Way, including the railway and part of the emptiness that was once Batman's Hill, one of several hills that gave the city landscape its particular shape. To the north-east it extends to A'Beckett and Victoria streets.

While the study area has a clear boundary, engagement with stakeholders, and particularly the Aboriginal Traditional Owners has required that the project recognises that the Hoddle Grid study area should not be seen as isolated from its surroundings as many places, stories and connections cross this boundary.

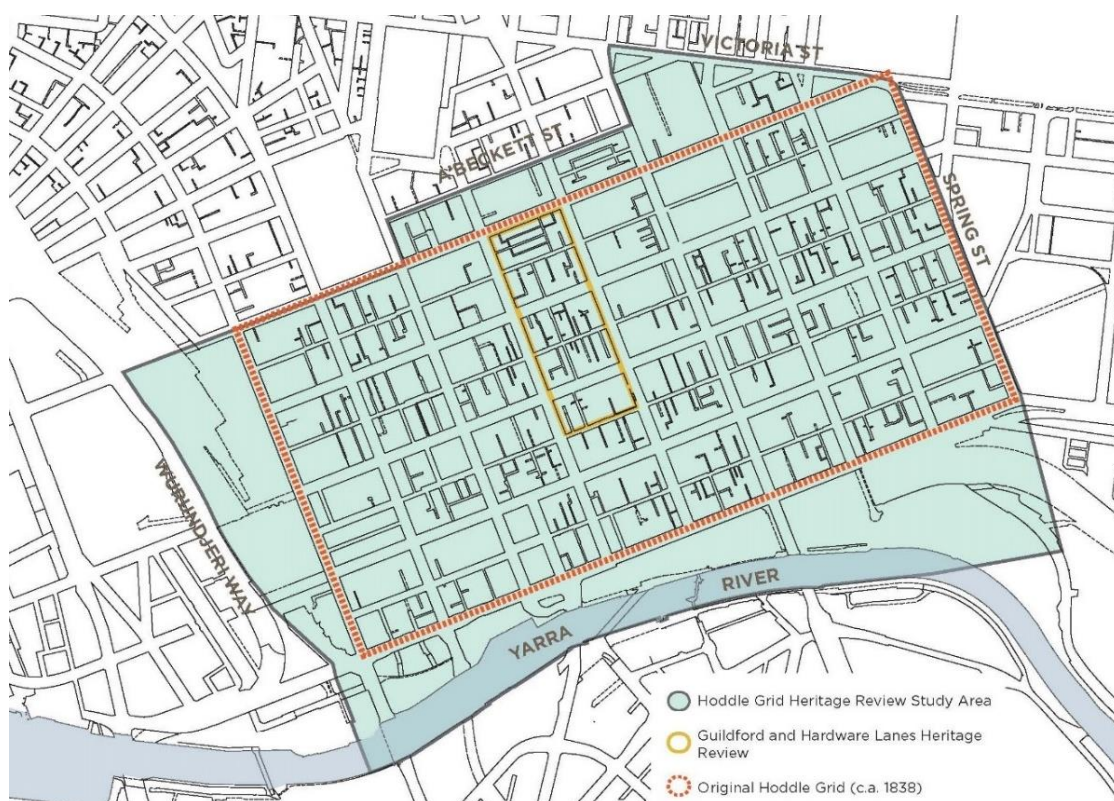


Figure 1. Hoddle Grid Heritage Review study area. (Source: City of Melbourne)

1.4 Acknowledgements

The consultant team gratefully acknowledges the support provided by Tanya Wolkenberg, Suellen Hunter, Ros Rymer, Anne Laing and Jackie Donkin, the assistance provided by many other CoM staff, including (but not limited to) David Hassett, Jeanette Vaha'akolo and Shane Charles, and the contributions from members of the External Reference Group (ERG) including chairs Geoff Lawler and Emma Appleton.

The ERG has a wide skill set amongst its members, including history, archaeology, architecture, landscape architecture, planning, built heritage, and public art. External organisations represented were:

Aboriginal Victoria

Heritage Victoria

Department of Environment, Land, Water and Planning (DELWP)

National Trust of Australia (Victoria)

Property Council of Victoria

Planning Institute Australia (PIA)

Australian Institute of Landscape Architects (AILA)

Australian Institute of Architects (AIA)

Office of the Victorian Government Architect

2.0 APPROACH

2.1 Introduction

The Hoddle Grid Heritage Review builds on previous work undertaken by the City of Melbourne on urban and built heritage over many years. Previous heritage studies undertaken by the City of Melbourne focussing on built heritage include:

- Central Activities District Conservation Study, 1985;
- Central City Heritage Review, 1993;
- Review of Heritage Overlay listings in the CBD, 2002;
- Central City Heritage Review, 2011;
- Guildford and Hardware Laneways Heritage Study, 2017.

2.2 Place identification

The list of places for assessment was derived from four main sources:

- lists of places prepared by CoM drawn from previous heritage studies, in particular the 1993 Central City Heritage Review;
- a series of workshops, including with the HGHR External Reference Group (ERG);
- field surveys carried out by Context; and
- internal review carried out by CoM.

Place typologies

The places identified in the workshops represented a wide variety of built and urban typologies including interiors, public art, archaeological layers, artefacts, parks, plazas, reserves, laneways, urban design components, precincts and many buildings. Within the workshop sessions discussions were helpful in understanding some of the place types encountered, including:

- Layers beneath the city – including archaeological sites;
- Archaeology of the nineteenth century city;
- Aboriginal and intangible heritage;
- Entertainment as a historic theme and a land use, including several long-standing businesses in the study area;
- Office plazas and atriums as a type of ‘endangered’ place;
- Acknowledging changing values over time;
- Places in the central city that have historic or contemporary associations, such as those associated with dissent or protest;
- Statues and other public art that either have been moved or might move to different locations in the future, so not necessarily a fixed place;
- Acknowledging views and sightlines to or from important places.

Consultant field survey

A combination of desk-top research and a preliminary field survey was undertaken to confirm the integrity of places being considered for the list of places for assessment. The primary purpose of the preliminary field survey was to document the current integrity of all places identified through the workshops or on the CoM list. The consultants undertook survey work in

stages, dovetailing this work with the place identification workshops. A secondary purpose of the field survey was to identify any groups of places that potentially may form precincts.

City of Melbourne internal review

In April 2018 the CoM undertook an internal review of the study area in order to be satisfied that no places had been missed. The list resulting from the internal review was provided to Context for consideration in the 2018-20 component of the HGHR.

Places not assessed as part of Amendment C271

Some of the places that were not assessed as part of Amendment C271 (Guildford and Hardware Lane Study) were also added to the expanded places list. A number of places identified in workshops fell into the study area of the Guildford and Hardware Lane Study. Also, during 2017-18, some submitters to Amendment C271 expressed concerns about some places not recommended for inclusion in a heritage overlay within the Guildford and Hardware Lane Study.

Context was requested to review places graded under previous studies, nominated or referred places within the Guildford and Hardware Lanes study area to address these concerns. This led to a further 32 places being considered for assessment.

Table 2 Summary of HGHR places (long list)

Places	Number of places
Original list supplied by CoM	275
Workshop nominations	146
Late nominations and places noted during fieldwork by Context	14
Places not protected under Am.C271 and referred by CoM for review	32
Places identified by CoM internal review	55
Places that make up new precincts	10
Total number of entries considered in HGHR	532¹

2.3 Pilot Stage

The pilot stage of the HGHR was an introductory stage to test the methodology for the study and to provide updated assessments for postwar places that were not progressed under Melbourne Planning Scheme Amendment C186, 'Individual Heritage Places', 11 July 2012.

Amendment C186 implemented the findings of the Central City (Hoddle Grid) Heritage Review, 2011 by Graeme Butler and Associates and included nine postwar places. An independent panel hearing was held to review Amendment C186 and consider submissions in late 2011. The panel recommended that Amendment C186 be adopted generally as exhibited. The Minister for Planning did not approve heritage protection for the nine postwar places and requested that a further review of postwar places in the Hoddle Grid be undertaken to ensure that the appropriate buildings be included in the Heritage Overlay on a permanent basis.

The pilot stage of the HGHR provided updated assessments for the nine postwar places not progressed in Amendment C186, and assessments of a further 20 individual places. Only seven

¹ Some caution is attached to these numbers as sometimes duplicate entries for places were recorded. Any identified duplicate entries were noted and deleted.

of the nine postwar places from Amendment C186 were recommended for inclusion in a Heritage Overlay.

The 20 individual places were recommended for assessment from the CoM list of over 200 places assembled by the CoM from previous studies (listed above in Section 2.1). The 20 places were recommended using the following exclusion factors:

- places that had been substantially altered or demolished since the list had been assembled (not to be progressed).
- places that were partially within an existing HO but that had been identified for a review of boundaries (low priority for assessment).
- places in the study area covered by the *Guildford and Hardware Laneways Heritage Study* (Lovell Chen, 2016).
- places within the Design and Development Overlay (DDO2) were deemed to be at lower risk of redevelopment and therefore a lower priority for assessment (this is based on a lowered threat rather than potential significance).
- desktop and ground truthing by fieldwork was subsequently carried out to further refine numbers and places of higher integrity chosen.

The main body of work for the HGHR differed from the pilot stage as it evolved to identify groups of places that could potentially form precincts.

2.4 Refining the list of potential heritage places

2.4.1 Introduction

In order to develop a manageable work program over a two year period within the budgetary constraints of the project, it was necessary to refine the expanded list of potential heritage places. The following factors were considered in developing a workable list of potential heritage places:

- Places identified as either particularly early, rare or fine examples, or having exceptionally strong historic or other heritage values (warrant assessment);
- Places that make up new precincts (warrant assessment);
- Places that may warrant assessment as individual places or as part of potential precincts, but which required further comparative exercises and/or desktop research to determine if assessment warranted.

The assessment of places was phased over two financial years.

The scope of the project for the 2017-18 financial year was established at around 70 individual places, or a lesser number of places if precincts were to be part of the mix, recognising that the amount of work to assess a precinct is much greater than for a single place.

The scope of the project for the 2018-20 financial year was established at around 70-75 individual places, or a lesser number of places if precincts were to be part of the mix.

2.4.2 2017-18 work program

The 2017-18 preliminary assessment work noted places with an indicated strong history, architectural quality or other heritage value (including potential social value), and a high to relatively high integrity, to help achieve a manageable list for the 2017-18 assessment work.

The process for selection was also informed by comparative analysis using photographs of typologically similar places, for example government places, retail, warehouse and manufacturing places, postwar residential apartment towers and offices.

The comparative process was aided by a checklist developed to benchmark on the basis of integrity for large typological groups of places within the HGHR study area. The checklist was specifically developed to guide an understanding of integrity in relation to places in the HGHR

that have undergone many changes to various elements. The checklist helped to interrogate a place's legibility in terms of the values for which it may be significant. This is related to, but intended to be more inclusive than assessing intactness in terms of alterations, or departure from original or early form, design or intention.

Part of the preliminary assessment work involved the identification of potential precincts. From nine potential precincts identified in the preliminary survey and subsequently reviewed by the CoM, six precincts were assessed as part of the 2017-18 work, and three were assessed in 2018-20. One precinct assessed in 2017-18 was not a new precinct but formed an extension to the existing 'Little Lon' Precinct.

The assessment of a precinct was to include a single statement of significance for the precinct, and separate statements for any place that met the local threshold of significance in its own right.

2.4.3 2018-20 work program

The assessment work carried out in 2018-20 commenced with a preliminary assessment process. The initial task sought to arrive at a manageable list for the 2018-20 assessment, and involved excluding places on the following grounds:

- places and precincts already assessed in the pilot stage or the 2017-18 HGHR work;
- places assessed as unlikely to meet the local threshold;
- places confirmed as demolished;
- places beyond the scope and study area boundary of HGHR; and
- duplicate entries.

Places with a build date later than 1975 were omitted as a result of the definition of an end date for the postwar period, as recommended in the peer review. 1975 was considered appropriate because the period 1945-75 is consistent with the time span for postwar heritage in other prominent existing studies of postwar heritage, including the 'Survey of Post-War Built Heritage in Victoria: Stage One and Two' (2008) by Built Heritage, the 'Melbourne's Marvellous Modernism' report (2014) by the National Trust of Australia (Victoria), and the Central City (Hoddle Grid) Heritage Review (2011) by Graeme Butler & Associates.

A list of 173 places resulted. The resultant list became subject to a further refinement process in a workshop with CoM planners/staff in order to arrive at a manageable short list. The process drew on current and historic images, limited historical research and preliminary comparative analysis.

Of the 173 individual places, 74 were progressed to full assessment as individual places.

The following three precincts were progressed for further assessment which included detailed field survey and historical research:

- King Street (near the corner, and including part of, Little Bourke Street);
- Russell Street (near the corner of Little Lonsdale Street); and
- Queen Street (between Flinders Lane and Little Bourke Street).

After further research, field work and review by GJM Heritage, all three precincts were not progressed on account of their small size and lack of visual and historical cohesion. Some places from the proposed Queen Street precinct dating from the period 1945-70s were considered to have potential significance in their own right and were assessed in the postwar component of the HGHR.

Following the peer review, the proposed Little Collins Street precinct, fully assessed in 2017-18, was not recommended for inclusion in the HO on the basis of its small size and lack of visual and historical cohesion. It was considered that two buildings within the precinct may warrant inclusion in the Heritage Overlay and were therefore assessed as individual places.

2.5 Peer Review

GJM Heritage was engaged by CoM to carry out a peer review of Volumes 1 and 2 of the HGHR 2018. The work produced for the Urban and Built Heritage component of the HGHR was peer reviewed at key stages in the project, commencing after completion of the 2017-18 work.

The following outputs from the project were peer reviewed:

- Methodology;
- postwar thematic history;
- citations prepared for places and precincts assessed in 2017-18;
- the list of places and potential precincts to be assessed during 2018-20;
- citations prepared for places and precincts assessed in 2018-20;
- the list of places not recommended for assessment in the HGHR.

Changes brought about by the peer review process included:

- editorial changes;
- changes to the Criteria applied to individual places, in particular Criterion C (archaeological), Criterion E (aesthetic), Criterion G (social) and Criterion H (associative);
- changes to the recommendations for some individual places and precincts.

The substantive changes recommended by the peer reviewer are summarised in Table 3.

Table 3 Substantive changes recommended by the peer reviewer

Substantive changes
Delete the Little Collins Street Precinct and assess the following individual places: <ul style="list-style-type: none"> • 114-122 Exhibition Street • 57-67 Little Collins Street
Delete two individual places: <ul style="list-style-type: none"> • 8-12 Market Street (Former Southern Cross Assurance Building) • 53-57 Queen Street (SDA House)
Delete 25 Bennetts Lane from the Little Lonsdale Precinct as it has been demolished.
Remove two non-contributory places from proposed precincts: <ul style="list-style-type: none"> • 272-282 Lonsdale Street (Drewery Lane Precinct) • 11-13 Exhibition Street (Flinders Lane East Precinct)
Remove the thin sliver of heritage overlay applying to the western side of Oliver Lane within the Flinders Lane East Precinct and make the following changes: <ul style="list-style-type: none"> • Include all of 24-30 Russell Street in the precinct boundary as a contributory place (specify in the Inventory that it is only the eastern elevation to Oliver Lane that is contributory). • Identify 14-22 Russell Street as a non-contributory place. • Include all of 142-148 Flinders Street in the precinct boundary with that part of the site on the VHR as a significant place and the remainder of the site as a contributory place.
Correct the categories for two places within the Swanston Street North Precinct: <ul style="list-style-type: none"> • 261-263 Swanston Street (change from non-contributory to contributory) • 265-267 Swanston Street (change from contributory to non-contributory)
Change the categories for two places within the Swanston Street North Precinct: <ul style="list-style-type: none"> • 271 Swanston Street (change from contributory to non-contributory)

-
- 273 Swanston Street (change from contributory to non-contributory)
-

Change the categories for two places within the Swanston Street South Precinct:

- 145 Swanston Street (change from contributory to non-contributory)
 - 147 Swanston Street (change from contributory to non-contributory)
-

Remove the application of Criterion C.

Remove the application of Criterion G where there is a lack of evidence that places have social significance.

Remove the application of Criterion E where places are typical examples of building types and do not display any particular aesthetic characteristics beyond what is usual for the class of place.

Remove the application of Criterion H where this association is related to the architect who designed the building and it is not a notable example of their work, or the association is not of importance to the history of the City of Melbourne.

Define the postwar period as 1945-1975.

Expand existing Heritage Overlays for the following places to incorporate additional elements identified in the HGHR:

- HO737 – Former Melbourne City Power Station
 - HO1005 – Former Gothic Chambers and Warehouse
 - HO1041 – Former Markillie's Prince of Wales Hotel
 - HO1052 – Former Thomas Warburton Pty Ltd Complex
-

A key finding from the peer review was that in the absence of a comprehensive review of postwar buildings within the Hoddle Grid, the postwar buildings recommended for inclusion in the Heritage Overlay could not be supported. This was particularly the case given the Minister for Planning's previous position in respect of Amendment C186. It was recommended that CoM undertake a full gap study of postwar places within the Hoddle Grid. This recommendation was supported by CoM and the work was undertaken by Context and GJM Heritage.

The Postwar Thematic Environmental History (TEH) prepared by Context in the early stages of the HGHR was reviewed and updated by GJM Heritage in light of the further analysis of postwar places. The revised TEH assisted in identifying historical associations with particular themes, and provided a broader historical context for each place.

3.0 METHODOLOGY

3.1 Introduction

This section documents the standard assessment methods for built heritage places according to current heritage frameworks and practice. It also includes a discussion of approach to social values developed specifically for the HGHR, and its application to a range of places.

3.2 Methodology

3.2.1 Place and precinct histories

The HGHR has used two thematic histories that have been developed for the City of Melbourne.

City of Melbourne Thematic Environmental History

The role of the *City of Melbourne Thematic Environmental History* (Context, 2011) is not to provide a comprehensive account of the social and economic history of the municipality. It is intended as a concise document that takes a broad-brush approach, setting out the key themes that have influenced the historical development of a municipality and helping to explain how and why the built and human-influenced environments of that municipality look as they do today.

A Thematic Environmental History is an essential part in a municipality's heritage study, helping ensure that the places that reflect and represent the historical development of the municipality are recognised. The City of Melbourne Thematic Environmental History was completed in 2011 and sets out fifteen key themes.

Postwar Thematic Environmental History

To understand more about the development of capital cities in the postwar period, and to provide a basis for comparison for postwar places, a Post World War II Thematic History was prepared as part of Stage 1 of the HGHR. This was based on a thematic structure provided by Susan Marsden in her book *Urban Heritage: the rise and postwar development of Australia's capital city centres* (Marsden, 2000) undertaken for the Australian Council of National Trusts and Australian Heritage Commission. This piece of work has been used in the initial assessment of several postwar places.

Following the peer review (see Section 2.5) the postwar thematic history was revised by GJM Heritage to broaden the thematic context provided in Marsden and to focus on the three decade period 1945-75. The thematic structure was also amended to reflect the 2011 *City of Melbourne Thematic Environmental History*, which itself is derived from *Victoria's Framework of Historical Themes* (Heritage Council of Victoria, February 2010). The revised TEH assisted in identifying historical associations with particular themes, and provided a broader historical context for each place.

Place histories

Documentary sources for researching place and precinct histories have included a wide range of material from maps and photos to published histories, unpublished reports, and primary research in public repositories such as the State Library of Victoria. PROV, and newspapers through Trove. Wherever possible use has been made of historic photos. One place (295 King Street) provides a specific example of an integrated history that incorporates Aboriginal perspectives and accommodates multiple and layered values.

3.2.2 Social values checklist

A social value checklist was developed as a specific outcome of the HGHR. The purpose is to assist in identifying places where social value is likely or possible and to guide researchers and assessors in preparing assessments under Criterion G. Criterion G is defined in PPN1 as:

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Note that this criterion also includes the significance of a place to Aboriginal people as part of their continuing and developing cultural traditions.

For a place to have social significance, it needs to have a strong or special association with a community or cultural group (or several), and that association needs to be able to be demonstrated. A simple preliminary sieve was developed to test likely social value. The first question is about the use of the place - is it private or public or quasi-public? This resulted in a proposed place type list where social value is either likely, possible or unlikely.

A house for example is typically a private place and while many families may have lived there over time, it is very unlikely to have an associated community or cultural group (in terms of the definitions above). However, a house that became a school will have had an associated 'community or cultural group' at that time.

The checklist was applied to all of the recommended individual places and precincts by working through the steps of identifying any likely community connections, who they might be, what their anticipated nature, duration and continuity with a place might be, and describing their associations.

In testing this method for social value at the local level in 2017-18, it was apparent that this approach could be done before places were researched, using it to establish an appropriate research method before and alongside other documentary research. In 2018-20, a preliminary sieve (step 1) was undertaken before the individual place history research. If community connections were indicated, the connections were further tested (step 2), by seeking out information from online sources that might help confirm and elaborate potential associations, or demonstrate whether these connections still exist. Further to this two-step approach, direct engagement with associated communities or cultural groups (step 3) was carried out for the potential places on an as-needed basis.

If social value was indicated, a social value analysis is incorporated in 'Community Connections' in each place citation and an assessment for Criterion G was prepared.

Nine individual places were assessed to be of either social significance or have this potential, and this process is documented in the social value analysis (Appendix A4).

3.2.3 Field work

In addition to the preliminary survey work described in Section 2.2, field work was carried out by team members.

2017-18 survey work was undertaken during late October and early November 2017 with further work on the precinct boundaries done in January and March 2018. The consultant team inspected and photographed places not only from the main street but also from the laneways wherever possible.

The survey identified potential precincts where groups of places demonstrated distinctive characteristics or where there is a high concentration of low-rise places. The consultant team noted an additional 14 places and a possible nine precincts during the late October and early November 2017 fieldwork.

2018-20 survey work was undertaken in October 2018, March 2019 and May 2019. The field work carried out included inspection of all individual places and inspection of two of the three potential precincts. The survey team inspected and photographed all places not only from the main street but also from the laneways wherever possible.

Historical research for the places and precincts also informed the field work. Some field work resulted in a requirement for further historical research in response to specific questions.

To assist in identification and inform comparative analysis for the postwar component of the Review every major and 'little' street within the Hoddle Grid was walked by Jim Gard'ner and Ros Coleman of GJM Heritage to identify those buildings that:

- appeared to fall within the postwar construction period (1945-1975);
- appeared to retain a high level of integrity to their postwar construction, particularly above street level (noting that most buildings within the Hoddle Grid have been subject to some level of alteration at street level); and
- were not already covered by an individual Heritage Overlay. Postwar buildings within existing heritage precincts where the values of the precinct articulated in their statements of significance did not relate to the postwar phase of development where also identified.

Preliminary investigation occurred to confirm build dates, Heritage Overlay status and likely integrity and, as a result, 30 additional postwar buildings of potential significance were identified for full assessment by GJM Heritage.

3.2.4 Assessment

Criteria

In accordance with the *Planning Practice Note 1: Applying the Heritage Overlay* (Jan. 2018 and Aug. 2018) (PPN1), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of local significance can include places that are important to a particular community or locality. PPN1 advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

In the context of the HGHR study area, where the criteria say, 'our cultural or natural history', it should be understood as the City of Melbourne's or as the 'central city's' cultural or natural history. For each individual place and precinct, a discussion was prepared for each of the criteria considered to have met the threshold of local significance.

Thresholds

PPN1 advises that thresholds to be applied in the assessment of significance are state significance and local significance. 'Local significance includes those places that are important to a particular community or locality'.

In order to apply a threshold, comparative analysis was undertaken to substantiate the significance of each place. The comparative analysis draws on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential state significance should undergo limited analysis on a

broader (statewide) comparative basis. The HGHR found that the Flinders Street Railway Viaduct has potential state significance.

The CoM previously used a letter grading system for places, and where a place was graded as a result of a previous heritage study, this is noted on the front page. Where a letter grading has not previously been assigned the term ‘ungraded’ is used. Each citation also notes the origin of the various gradings applied to the place and the previous heritage studies. Amendment C258 assigns places a category of either significant, contributory or non-contributory to each place included within a Heritage Overlay.

3.2.5 Statements of significance

For each individual place or precinct found to meet the threshold of local significance for at least one criterion, a statement of significance was prepared, summarising the most important facts and the significance of the place/precinct.

Each statement was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (rev. 2013), using the PPN1 criteria and applying the thresholds of local or state significance. Each assessment is summarised in the format recommended by PPN1, namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? - Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? - The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph, for example “(Criterion G)”. An example statement of significance has been prepared for guidance, see Appendix A.

3.2.6 Gradings within precincts

Once it had been established that an identified heritage precinct satisfied one or more of the PPN1 criteria at a local level each property in the identified precinct was given a category of either significant, contributory or non-contributory. A category schedule for each place is included for each precinct citation.

Table 4 Heritage grading definitions – Melbourne Planning Scheme²

Clause 22.04-17

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

² These definitions are proposed by Amendment C258 to the Melbourne Planning Scheme.

A 'contributory' heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. 'Contributory' places are typically externally intact but may have visible changes which do not detract from the contribution to the heritage precinct.

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

3.2.7 Mapping and curtilages

PPN1 states the following in regard to the mapping of heritage places:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

On this basis, there are two types of mapping for places and precincts recommended by the HGHR:

- Individual places to be mapped to the extent of the title boundaries. Almost all individual places are to be mapped in this way.
- Precincts, which cover multiple properties. Precinct maps have been prepared, which show the significant, contributory and non-contributory places within each precinct and the recommended precinct boundary. These maps are included at the start of each precinct citation and with the Statement of Significance.

3.2.8 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the PPN1. This describes additional controls that can be triggered in the Schedule to the Heritage Overlay for a place or precinct. Recommendations for these particular controls are made where these are appropriate.

On 31 July 2018 Amendment VC148 proposed changes to Planning Schemes throughout Victoria in respect of Cl.43.01 Heritage Overlay. This Amendment makes mandatory the inclusion of statements of significance for each place in the schedule attached to the Heritage Overlay as an Incorporated Document. Heritage design guidelines may also be incorporated for a heritage place, however this is optional rather than being a requirement of the scheme.

External painting

This is to control paint colours and may be particularly important if evidence of an early colour scheme survives. Note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles). Paint controls are recommended for only one of the individual places (Hoyts Mid City Cinemas).

Interior controls

Internal alteration controls are to be used sparingly and on a selective basis for special interiors of high significance.

In accordance with the Panel recommendation for Amendment C186, a broader understanding of interiors is required before internal alteration controls are applied. In response, a framework for a study into interiors was drafted as part of the 2018-20 component of the HGHR but has not progressed at this stage.

Therefore, while several places assessed in the HGHR may have interiors worthy of consideration, interior controls have not been pursued at this time.

Trees

Tree controls are to be applied only where a tree (or trees) has been assessed as having heritage value. No tree controls have been recommended for any of the places identified in the HGHR.

Fences and outbuildings

Fences and outbuildings are not a feature of the Hoddle Grid study area and this control has not been used for any place in the HGHR.

Victorian Heritage Register

The Heritage Council determines whether or not to include a place or object in the Victorian Heritage Register following the recommendation of the Executive Director, Heritage Victoria. One place assessed in the HGHR is recommended for assessment under the *Heritage Act 2017*:

- Flinders Street Railway Viaduct was found to have potential State significance and warrants nomination to the Victorian Heritage Register.

Prohibited uses

The prohibited uses control allows additional uses not normally permitted in a given zone, subject to a planning permit. It is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, where such use will not affect the significance of the place and the benefits obtained can be applied towards the conservation of the heritage place.

The prohibited use control has not been recommended for any place. Furthermore, the Capital City Zone which applies to the whole of the study area allows for a very wide range of uses either by right or by permit, therefore it is not considered necessary to trigger this provision.

Aboriginal heritage place

The HGHR has undertaken further work on Aboriginal places within the study area. This is contained within Volumes 3-5 of the review.

4.0 KEY FINDINGS

4.1 Individual places

A total of 141 individual places are considered to meet the threshold for local significance when assessed against the PPN1 criteria, and thus are worthy of protection in the Heritage Overlay. All individually significant places are listed in Appendix A1. Citations for these places are in Volume 2: Built and Urban Heritage – Assessed Places & Precincts.

The approach and methodology is explained in Volume 1: Built and Urban Heritage – Assessed Places & Precincts (this volume).

Individual HO revisions

The following places are recommended as extensions to existing HOs, as assessment revealed historic links with adjoining properties with an individual HO. Therefore, for the following places, updated citations for and extensions to the curtilages of the existing HOs are recommended.

Table 5 Recommendations for individual HO revisions

Places assessed in HGHR	Existing HO	Notes	Recommendation
Gothic Chambers warehouse, 3 Kirks Lane	HO1005 – Gothic Chambers, 418-420 Bourke Street	<p>3 Kirks Lane, a late Victorian, four-storey brick warehouse, was built at the same time as the adjacent Gothic Chambers building at 418-420 Bourke Street, to a design by Charles D'Ebro.</p> <p>The building was used in association with the Gothic Chambers from the 1890s to the 1970s.</p>	<p>Amend HO1005 (418-420 Bourke Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO1005 (418-420 Bourke Street, Melbourne) should also be applied to the Gothic Chambers warehouse at 3 Kirks Lane. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Gothic Chambers and warehouse' 418-420 Bourke Street and 3 Kirks Lane, Melbourne'. Amend the map for HO1005 to match the changes noted above.
Thomas Warburton Pty Ltd, 384-386 Bourke Street	HO1052 – 365-367 Little Bourke Street	<p>The site at 365-367 Little Bourke Street comprises three Victorian period warehouses, all of which were developed for and operated by Thomas Warburton Pty Ltd, an ironmongery and hardware supply business.</p> <p>The subject land at 384-386 Bourke Street, comprises a pair of two-storey Victorian shop-residences completed in 1865 (front) and a three-storey brick warehouse building at the rear (Warburton Lane), both constructed for T Warburton Pty Ltd.</p> <p>The two-storey building fronting 384-386 Bourke</p>	<p>Amend HO1052 (365-367 Little Bourke Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO1052 (365-367 Little Bourke Street, Melbourne) should be applied to the former Thomas Warburton complex of buildings at 384-386 Bourke Street, and the 1912 warehouses in 2-6 and 8-14 Rankins Lane, Melbourne. It is also recommended that a new citation and Statement of Significance be prepared for HO1052, which is consistent with the revised curtilage. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Former Thomas Warburton Pty Ltd complex, 365-367 Little Bourke Street, 384-386 Bourke Street and 2-6 and 8-14 Rankins Lane, Melbourne'. Amend the map for HO1052 to match the changes noted above.

Places assessed in HGHR	Existing HO	Notes	Recommendation
		Street is the oldest surviving building established by and occupied for 100 years by the business.	
Former Markillie's Prince of Wales Hotel, Downie Street (rear of 562-564 Flinders Street)	HO1041 – 562-564 Flinders Street	<p>The building at the rear of 562-564 Flinders Street fronting Downie Street was built in 1927 as an extension to the then Prince of Wales Hotel.</p> <p>From 1927 until today, the Downie Street building functions as an integral part of the 562-564 Flinders Street.</p>	<p>Amend HO1041 (562-564 Flinders Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO1041 (562-564 Flinders Street, Melbourne) should also be applied to the former Markillie's Prince of Wales Hotel's rear wing in Downie Street. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Markillie's Prince of Wales Hotel, 562-564 Flinders Street and Downie Street, Melbourne'. Amend the map for HO1041 to match the changes noted above.
Former Electricity Supply Store, 602-606 Little Bourke Street, and CitiPower substation, (part of) 620-648 Little Bourke Street	HO737 – 204-240 Spencer Street	<p>Both the former Electricity Supply Store (built in stages in 1949 and 1955) and CitiPower substation (built c1910-25) were developed as part of the broader Spencer Street Power Station that closed in 1982.</p> <p>The 2008 redevelopment of the former Spencer Street Power Station site resulted in physical changes and disintegration of the buildings in that complex.</p>	<p>Amend HO737 (204-240 Spencer Street, Melbourne) to reflect the following changes:</p> <ul style="list-style-type: none"> HO737 should be applied to the former Melbourne City Council Power Station buildings at (Part of) 617-639 Lonsdale Street, 651-659 Lonsdale Street, 602-606 Little Bourke Street and 620-648 Little Bourke Street Melbourne. It is also recommended that a new citation and Statement of Significance be prepared for HO737, which is consistent with the revised curtilage. Further, it is recommended that the entry in the Schedule to the Heritage Overlay be changed to 'Former Melbourne City Council Power Station buildings, (Part of) 617-639 Lonsdale Street, 651-659 Lonsdale Street, , 602-606 Little Bourke Street and 620-648 Little Bourke Street Melbourne'. Amend the map for HO737 to match the changes noted above. HO950 'Overhead Water Tank, Spencer Street, Melbourne' (VHR H2117) should be retained, and it is recommended that the entry in the Schedule to the Heritage Overlay be changed to HO950 'Overhead Water Tank, Watertank Way, Melbourne'.

Places with Aboriginal values

Two individual places assessed were found to have past and contemporary Aboriginal heritage values.

- The former Koorie Heritage Trust building at 295-305 King Street (now demolished) was the first 'permanent' home for the Trust (between 2003-2015), an organisation which has played a significant role in asserting Aboriginal identity and expressing traditional and

contemporary culture. 295 King Street would be subject to a CHMP should any development with significant ground disturbance be proposed as it lies within an area of cultural heritage sensitivity.

- The former Morris House at 114-122 Morris Street was built as offices for the Charity Organisation Society (COS) in 1924 and occupied by COS and the Victorian Society for the Prevention of Cruelty to Children. Research undertaken in preparing this citation demonstrated the building's associations with welfare provision to Aboriginal people and others.

These two places are recommended for inclusion on the Heritage Overlay for their heritage significance under Criteria A, D, G and H (former Koorie Heritage Trust) and Criteria A and D (former Morris House). For these two places, a 'No' is recommended in the 'Aboriginal heritage place?' column of the schedule to the Heritage Overlay, because these places are recommended to be subject to the requirements of the Planning Scheme under the *Planning and Environment Act 1987* and not the *Aboriginal Heritage Act 2006*.

4.2 Precincts

A total of five precincts are considered to meet the threshold for local significance when assessed against the PPN1 criteria, and thus are considered worthy of protection in the Heritage Overlay. The precincts are listed in Appendix A2. Citations for these places are in Volume 2: Built and Urban Heritage – Assessed Places & Precincts

4.3 Precinct extension

One precinct in Little Lonsdale Street is an extension to the Little Lon Precinct. It has been named Little Lonsdale Street Precinct to distinguish it from its predecessor. The precinct extension is included with the other precinct list in Appendix A2 and the citation is in Volume 2: Built and Urban Heritage – Assessed Places & Precincts.

4.4 Future work

During the HGHR, a number of places were identified that may be appropriate for further assessment in the future. These are:

- Places built post-1975
- Places with individual or precinct HOs that may be subject to future precinct review work;
- Places likely to be considered for future thematic heritage studies.

5.0 RECOMMENDATIONS

5.1 Adoption and implementation

It is recommended that Melbourne City Council adopt and implement the recommendations of the Hoddle Grid Heritage Review (2020), which comprises this Volume 1 and Volume 2, by preparing a planning scheme amendment to the Melbourne Planning Scheme that will:

- Add the individual places assessed as being of local significance listed in Appendix 0A1 to the Heritage Overlay of the Melbourne Planning Scheme with the schedule entries as shown in the place citations. In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with PPN1.
- Amend the curtilages of existing HO737, HO1005, HO1041 and HO1052 of the Melbourne Planning Scheme and incorporate the revised Statement of Significance for the place as detailed in the relevant citations in Appendix A1.
- Add the precincts assessed as being of local significance listed in Appendix 0 to the Heritage Overlay of the Melbourne Planning Scheme with the schedule entries as shown in the place citations. The extent of registration is the whole of each precinct as shown on the precinct map in the citation. The category of each property (significant, contributory or non-contributory) is shown on the precinct map and in the category schedule at the end of the citation.

The places listed in Appendix A6 are not recommended for inclusion in the Heritage Overlay of the Melbourne Planning Scheme as part of the HGHR. Inclusion of places in Appendix A6 does not preclude their assessment in future heritage studies, acknowledging that understanding of heritage values and the scope of heritage reviews may change in the future.

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- Melbourne Planning Scheme Amendment C258.

Other key sources utilised in the HGHR were:

- Previous studies, for existing documentation
- Building permit records and plans (post-1960), provided by City of Melbourne
- City of Melbourne Building Application Index
- City of Melbourne rate books
- Certificates of Title
- Sands & McDougall directories
- Trove digitised newspapers, pictures and photos collection
- State Library of Victoria online picture and map collection
- Public Record Office Victoria collections, including:
 - City of Melbourne early building records collection 1850-1915
 - City of Melbourne building plans and permits collection 1916-1960
 - Melbourne Building Application Index (City of Melbourne) 1916-1993
 - Historic plans collection
- National Archives of Australia picture collection
- National Library of Australia picture collection
- City of Melbourne Libraries' online Heritage Collection
- Melbourne & Metropolitan Board of Works plans
- Mahlstedt Fire Survey Plans
- Miles Lewis, Australian Architectural Index
- Key architectural journals for the period, including:
 - *Journal of proceedings (Royal Victorian Institute of Architects)*
 - *Architect*
 - *Architecture in Australia*
 - *Cross-Section*
- Key twentieth century architectural sources, including:
 - Butler, Graeme (1983), *Twentieth Century Architecture and Works of Victoria* (also titled *Twentieth Century Architecture Register of Royal Australian Institute of Architects*), prepared for the Royal Australian Institute of Architects [citations]
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APPENDICES

A1 PLACES RECOMMENDED FOR HERITAGE OVERLAY

Individual pre-1945 places

No.	Place name	Address	Precinct
1.	Grange Lynne Pty Ltd	183-189 A'Beckett Street MELBOURNE	-
2.	Shops, residence and former bank	146-150 Bourke Street MELBOURNE	-
3.	Former Malcolm Reid and Co Department Store	151-163 Bourke Street MELBOURNE	-
4.	Patersons Pty Ltd	152-158 Bourke Street MELBOURNE	-
5.	Shop	171 Bourke Street MELBOURNE	-
6.	Shops	173-175 Bourke Street MELBOURNE	-
7.	Former Rockman's Showrooms Pty Ltd	188 Bourke Street MELBOURNE	-
8.	Shop and residences	201-207 Bourke Street MELBOURNE	-
9.	Former Sharpe Bros Pty Ltd	202-204 Bourke Street MELBOURNE	-
10.	Shop and residences	209-215 Bourke Street MELBOURNE	-
11.	Former Palmer's Emporium	220 Bourke Street MELBOURNE	-
12.	Former John Danks & Son	393-403 Bourke Street MELBOURNE	-
13.	Offices	422-424 Bourke Street MELBOURNE	-
14.	Commercial building	480 Bourke Street MELBOURNE	-
15.	Former Victorian Amateur Turf Club	482-484 Bourke Street MELBOURNE	-
16.	Warehouse	1-5 Coverlid Place MELBOURNE	-
17.	Warehouse	11-15 Duckboard Place MELBOURNE	Flinders Lane East Precinct
18.	Shops, care and office	7-9 Elizabeth Street MELBOURNE	-
19.	Excelsior House former Excelsior Chambers	17-19 Elizabeth Street MELBOURNE	-
20.	Former Universal House	25 Elizabeth Street MELBOURNE	-
21.	Former Cassells Tailors Pty Ltd	341-345 Elizabeth Street MELBOURNE	-
22.	Former Morris House	114-122 Exhibition Street MELBOURNE	-
23.	Warehouse	353 Exhibition Street MELBOURNE	-
24.	Swiss Club of Victoria	87-89 Flinders Lane MELBOURNE	Flinders Lane East Precinct

No.	Place name	Address	Precinct
25.	Former Bank of New South Wales	137-139 Flinders Lane MELBOURNE	Flinders Lane East Precinct
26.	Former Gordon Buildings	384-386 Flinders Lane MELBOURNE	-
27.	Flinders Street Railway Viaduct	Flinders Street (Queen street to near Spencer Street) MELBOURNE	-
28.	Dreman Building	96-98 Flinders Street MELBOURNE	-
29.	Former Sunday School Union of Victoria	100-102 Flinders Street MELBOURNE	-
30.	Epstein House	134-136 Flinders Street MELBOURNE	Flinders Lane East Precinct
31.	Willis' Building	490 Flinders Street MELBOURNE	-
32.	CitiPower former Melbourne City Council substation	23-25 George Parade MELBOURNE	-
33.	Former Zander's No.2 Store	11 Highlander Lane MELBOURNE	-
34.	Warehouse	11A Highlander Lane MELBOURNE	-
35.	Former Melbourne Shipping Exchange	25 King Street MELBOURNE	-
36.	Warehouse	26-32 King Street MELBOURNE	-
37.	Warehouse	171-173 King Street MELBOURNE	-
38.	Former factory	203-207 King Street MELBOURNE	-
39.	Great Western Hotel	204-208 King Street MELBOURNE	-
40.	Former Paramount House	256-260 King Street MELBOURNE	-
41.	Former Koorie Heritage Trust building and Zander's No.2 Warehouse	295-305 King Street MELBOURNE (now demolished)	-
42.	Former Walton and Scott engineering works	307-309 King Street MELBOURNE (now demolished)	-
43.	Turn Verein Hall	30-34 La Trobe Street MELBOURNE	-
44.	Former Duke of Kent Hotel	293-299 La Trobe Street MELBOURNE (now demolished)	-
45.	Melbourne House	354-360 Little Bourke Street MELBOURNE	-
46.	Former Printcraft House	428-432 Little Bourke Street MELBOURNE	-
47.	Downs House	441-443 Little Bourke Street MELBOURNE	-
48.	Shop	37 Little Collins Street MELBOURNE	-

No.	Place name	Address	Precinct
49.	Former Wenley Motor Garage	39-41 Little Collins Street MELBOURNE	-
50.	Former Craig, Williamson Pty Ltd complex	57-67 Little Collins Street MELBOURNE	-
51.	Shocko House, former Godfrey's Building	188-194 Little Collins Street MELBOURNE	-
52.	Collins Gate	377-379 Little Collins Street MELBOURNE	-
53.	Former Law Institute House	382 Little Collins Street MELBOURNE	-
54.	Henty House	499-503 Little Collins Street MELBOURNE	-
55.	Warehouses	577-583 Little Collins Street MELBOURNE	-
56.	Commercial building	582-584 Little Collins Street MELBOURNE	-
57.	Former Melbourne and Metropolitan Tramways Building	616-622 Little Collins Street MELBOURNE	-
58.	Warehouse	34-36 Little La Trobe Street MELBOURNE	-
59.	Warehouse	27-29 Little Lonsdale Street MELBOURNE	-
60.	Residences	120-122 Little Lonsdale Street MELBOURNE	Little Lonsdale Street Precinct
61.	Former Tuberculosis Bureau	364-370 Little Lonsdale Street MELBOURNE (now demolished)	-
62.	Shops	470-472 Little Lonsdale Street MELBOURNE	-
63.	Residences	474 Little Lonsdale Street MELBOURNE	-
64.	Shops and residences	53-57 Lonsdale Street MELBOURNE	-
65.	Shops and offices	359-363 Lonsdale Street MELBOURNE	-
66.	Warehouse	410-412 Lonsdale Street MELBOURNE	-
67.	Former Andrew Jack, Dyson & Co Pty Ltd	594-610 Lonsdale Street MELBOURNE	-
68.	Former Kantay House	12-18 Meyers Place MELBOURNE	-
69.	The Waiters Restaurant	20 Meyers Place MELBOURNE	-
70.	CitiPower former Melbourne City Council substation	10-14 Park Street MELBOURNE	-

No.	Place name	Address	Precinct
71.	Former Princes Bridge Lecture Room	Princes Walk, Birrarung Marr MELBOURNE	-
72.	Former Victoria Club building	131-141 Queen Street MELBOURNE	-
73.	Shop	215 Queen Street MELBOURNE	-
74.	Former Ridgway Terrace	20 Ridgway Place MELBOURNE	-
75.	Melbourne Theosophical Society, former Russell House	124-130 Russell Street MELBOURNE	-
76.	Shop	166 Russell Street MELBOURNE	-
77.	Sanders and Levy building	149-153 Swanston Street MELBOURNE	Swanston Street South Precinct
78.	Former Bank of Australasia	152-156 Swanston Street MELBOURNE	Swanston Street South Precinct
79.	Shop and residence	215-217 Swanston Street MELBOURNE	Swanston Street North Precinct
80.	Former Manchester Unity Oddfellows Building	335-347 Swanston Street MELBOURNE	-
81.	CitiPower former Melbourne City Council substation	11-27 Tavistock Place MELBOURNE	-
82.	Metropolitan Hotel	263-267 William Street MELBOURNE	-

Revisions to existing individual heritage overlays

No.	Place name	Address	Precinct
1.	Former Melbourne City Council Power Station (HO737)	(Part of) 617-639 Lonsdale Street, 651-669 Lonsdale Street, 602-606 Little Bourke Street and 620-648 Little Bourke Street Melbourne	-
2.	Gothic Chambers and warehouse (HO1005)	418-420 Bourke Street and 3 Kirks Lane MELBOURNE	-
3.	Former Markillie's Prince of Wales Hotel (HO1041)	562-564 Flinders Street and rear in Downie Street MELBOURNE	-
4.	Thomas Warburton Pty Ltd Complex (HO1052)	384-386 Bourke Street, 365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane MELBOURNE	Part Guildford and Hardware Laneways Precinct

Individual postwar places

No.	Place name	Address	Precinct
1.	Hoyts Mid City Cinemas	194-200 Bourke Street MELBOURNE	-
2.	Royal Mail House	253-267 Bourke Street MELBOURNE	-
3.	Former Coles and Garrard Building	376-378 Bourke Street MELBOURNE	-
4.	Former Dalgety House	457-471 Bourke Street MELBOURNE	-
5.	Law Institute of Victoria, former London Assurance House	468-470 Bourke Street MELBOURNE	-
6.	AMP Tower and St James Building Complex	527-555 Bourke Street MELBOURNE	-
7.	Office Building	589-603 Bourke Street MELBOURNE	-
8.	Apartment building	13-15 Collins Street MELBOURNE	Collins Street East Precinct
9.	Coates Building	18-22 Collins Street MELBOURNE	-
10.	Former Reserve Bank of Australia	56-64 Collins Street MELBOURNE	-
11.	Former Gilbert Court	100-104 Collins Street MELBOURNE	-
12.	Wales Corner	221-231 Collins Street MELBOURNE	-
13.	Former Commercial Banking Company of Sydney Building	251-257 Collins Street MELBOURNE	-
14.	Former Bank of Adelaide Building	265-269 Collins Street MELBOURNE	-
15.	Former Allans Building	276-278 Collins Street MELBOURNE	-
16.	Former MLC Building	303-317 Collins Street MELBOURNE	-
17.	Former Colonial Mutual Life Assurance Building and plaza with 'Children's Tree' Sculpture	308-336 Collins Street MELBOURNE	-
18.	Former AMP Building	344-350 Collins Street MELBOURNE	-
19.	Former Commonwealth Banking Corporation Building	359-373 Collins Street MELBOURNE	-
20.	Former Legal & General House	375-383 Collins Street MELBOURNE	-

No.	Place name	Address	Precinct
21.	Praemium House, former Atlas Assurance building	404-406 Collins Street MELBOURNE	-
22.	Royal Insurance Group	430-442 Collins Street MELBOURNE	-
23.	Former Guardian Building	454-456 Collins Street MELBOURNE	-
24.	Former Australia-Netherlands House	468-478 Collins Street MELBOURNE	-
25.	Office Building	516-520 Collins Street MELBOURNE	-
26.	Former Hosies Hotel	1-5 Elizabeth Street MELBOURNE	-
27.	Former Australia Pacific House	136 -144 Exhibition Street MELBOURNE	-
28.	Former Bryson Centre	174-192 Exhibition Street MELBOURNE	-
29.	Former Exhibition Towers	287-293 Exhibition Street MELBOURNE	-
30.	Former Batman Automatic Telephone Exchange	376-382 Flinders Lane MELBOURNE	-
31.	Former State Savings Bank	258-264 Little Bourke Street MELBOURNE	-
32.	Former Methodist Church	130-134 Little Collins Street MELBOURNE	-
33.	Equitable House	335-349 Little Collins Street MELBOURNE	-
34.	Cowan House	457-469 Little Collins Street MELBOURNE	-
35.	Stella Maris Seafarers' Centre	588-600 Little Collins Street MELBOURNE	-
36.	Former AMP Building	402-408 Lonsdale Street MELBOURNE	-
37.	Laurens House	414-416 Lonsdale Street MELBOURNE	-
38.	Lonsdale Exchange Building	447-453 Lonsdale Street MELBOURNE	-
39.	Former Union House	43-51 Queen Street MELBOURNE	-
40.	Former National Bank of Australasia Stock Exchange Branch	85-91 Queen Street MELBOURNE	-
41.	Former Ajax House	103-105 Queen Street MELBOURNE	-
42.	Former RACV Club	111-129 Queen Street MELBOURNE	-
43.	Former South British Insurance Company Ltd Building	155-161 Queen Street MELBOURNE	-

No.	Place name	Address	Precinct
44.	Former Sleigh buildings (H C Sleigh Building & former Sleigh Corner)	158-172 Queen Street MELBOURNE	-
45.	Former Houston Building	184-192 Queen Street MELBOURNE	-
46.	Former Law Department's building	221-231 Queen Street MELBOURNE	-
47.	Former State Savings Bank of Victoria	233-243 Queen Street MELBOURNE	-
48.	Lyceum Club	2-18 Ridgway Place MELBOURNE	-
49.	Former Russell Street Automatic Telephone Exchange and Postal Building	114-120 Russell Street MELBOURNE	-
50.	Treasury Gate	93-101 Spring Street MELBOURNE	-
51.	Park Tower	199-207 Spring Street MELBOURNE	-
52.	Former State Savings Bank of Victoria	45-63 Swanston Street MELBOURNE	-
53.	Former Dillingham Estates House	114-128 William Street MELBOURNE	-
54.	Office Building	178-188 William Street MELBOURNE	-
55.	Nubrik House	269-275 William Street MELBOURNE	-

A2 PRECINCTS RECOMMENDED FOR HERITAGE OVERLAY

Precincts

No.	Place	Location
1.	Precinct	Drewery Lane MELBOURNE
2.	Precinct	Flinders Lane East MELBOURNE
3.	Precinct extension	Little Lonsdale Street MELBOURNE
4.	Precinct	Swanston Street North MELBOURNE
5.	Precinct	Swanston Street South MELBOURNE

A3 SOCIAL VALUE CHECKLIST

Introduction

This social value checklist has been developed as part of the Hoddle Grid Heritage Review.

It is intended to be used in two ways:

1. To provide a preliminary assessment of whether or not a place is likely to have social value, and,
2. If it does appear likely to have social value, to guide the person doing the research and assessment.

The checklist is structured into three parts:

Part 1: Defining social significance provides a brief explanation of the way in which social value is interpreted in heritage practice today. It includes the key questions that need to be answered to establish or demonstrate that a place has social significance or not, along with some key definitions.

Part 2: Steps to test for social values offers a step by step approach, based on a simple decision tree (Steps 1 and 2). Step 3 then guides detailed investigation where this is warranted.

Part 3: Supporting material provides more detailed information that can be used in applying the sieves in Part 2.

This version is a draft for testing on the priority list places being assessed in 2017-18. Because application of the process proposed in this checklist requires some background information, it is proposed that Steps 1 and 2 will be undertaken as basic information becomes available on each place. It should be anticipated that through its application, the checklist may be revised.

Part 1: Defining social significance

The criterion

Criterion (g) as defined in Victoria is:

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.³

Key elements

There are 3 key questions that need to be answered to establish or demonstrate that a place has social significance.

Key question	Relevant definition
<p>173. Is there a particular community/ies or cultural groups associated with the place?</p> <ul style="list-style-type: none"> - Can you describe each community/cultural group? - Do they recognise or might they describe themselves as a community (or cultural group)? 	<p>Community can be defined geographically ('a local community') or by something shared – shared experience, ethnicity, culture or cultural background, and other factors. Within a geographical community there are likely to be many 'culturally defined communities'.</p> <p>A cultural group is a group of people within a society or community with a shared ethnic or</p>

³ Heritage Council of Victoria, 2019, *The Victorian Heritage Register Criteria and Threshold Guidelines*, revised April 2019.

<ul style="list-style-type: none"> - Are they recognisable by an outside person as a 'community' or group? - Does this community or group exist today? 	<p>cultural background (Macquarie Dictionary 4th edition 2005). The NHL guidance notes that 'shared social organisation, culture and spiritual or other fundamental values are identifiers of a community or cultural group'</p> <p>The difference between a community and a cultural group may be simply one of scale.</p> <p>Particular means 'a specific or identifiable' community or cultural group.</p>
<p>173. What is the nature of their association?</p> <ul style="list-style-type: none"> - What is the extent, duration and continuity of the association? - Is the association a 'direct association' with this place? - Is it a strong and/or special association? - Is it a continuing association? 	<p>Association means the direct and demonstrable connections that exist between people and a place and that reflects a common interest (drawn from the Burra Charter, Article 1.15)</p> <p>Strong means of great force, potency, cogency.⁴</p> <p>Special means of a distinct or particular character; distinguished or different from what is ordinary; usual; extraordinary; exceptional in amount or degree.</p> <p>Strong and special is usually considered in relation to 'significance indicators'.</p>
<p>173. What are the social, cultural and/or spiritual reasons?</p> <ul style="list-style-type: none"> - Why is the association strong or special for each particular community or cultural group? 	<p>These reasons can be represented by significance indicators (see Attachment 3) which serve to elaborate the criteria.</p>

Some other definitions

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place. (Burra Charter, Article 1.10). [Explanatory Note: Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use]

Meanings denote what a place signifies, indicates, evokes or expresses to people (Burra Charter Article 1.16)

Associations (plural) is a term used in the Burra Charter (Article 1.15): Associations mean the connections that exist between people and a place. [Explanatory Note: Associations may include social or spiritual values and cultural responsibilities for a place.]

Modifiers

- There is no restriction on the size of the community or the number of communities that may have an association with the place
- It is not necessary for everyone in a community to value the place or value it equally
- The association and the values arising should be strong, continuing, broadly based and out of the ordinary (beyond 'utility' values), including evidence of use developing into deeper attachment that goes beyond utility value – for example, where:
 - there is a regular or long-term use of/engagement with the place

⁴ Macquarie Dictionary 4th Edition, 2005

- there is an intense period of use or engagement with the place and that creates a strong connection
- there is an enduring ceremonial, ritual, commemorative, spiritual or celebratory use of the place by that community
- there is a deep sense of ownership/stewardship and/or connectedness to the place or object
- the place symbolically represents some aspect of the past which contributes to a sense of identity for the community.

Exclusion factors can also be useful:

- Where the relationship with the place cannot be established (i.e. there is no evidence of a relationship between the community and the place)
- Where the values are not held very strongly, or where another place or places are more highly valued by the same community for similar reasons
- Where the relationship and the values arising have not been held for a considerable length of time or where the attachment appears to be a short-term response to an event at, or a proposed change to, the place
- Where the place is valued for reasons of amenity or utility value only
- Where the place is valued only in preference to a proposed alternative (e.g. where change is proposed and is being objected to)
- Where the association is not considered to be an association 'beyond the ordinary' or
- Where the value is to a past community or cultural group only (in which case another criterion might be applicable).

It is important to note that values may differ between defined 'communities' and therefore the community or communities that hold the values need to be specified in the statement of significance.

Information or research needed to answer the key questions

Step 1: Preliminary sieve

Based on the type of place, is it likely to 'hold' social value?

Go to the place type checklist in Attachment 1

Likely



Possible



Unlikely



How has the place been used in the recent past (living memory 50-80 years)?

Create a simple chronology to describe the major uses and time period/ dates



Are any of these uses 'public' in nature?

'Public' includes the full range of public places (e.g. schools, hospitals, libraries, halls, outdoor spaces, streets, parks etc) and places where there is public access because of the nature of the use (e.g. a shop, café, hotel etc.)

Yes



Maybe



No

→ No further action

Step 2: Testing community connection/s

Is there a particular community/ies or cultural group/s associated with the place?

Best source is likely to be historical research. Internet searches and field work may help. Be aware that the size of the community or cultural group is not relevant here.

Yes



Maybe



No

→ No further action

Looking at the particular community/ies &/or cultural groups

- Define each in a sentence or two – and check against the definitions in Part 1
 - Are any Indigenous communities/cultural groups? (if so you may also need to consider the second part of criterion (g) – See Attachment 2)



Continue history research.

Other sources could be knowledgeable locals, the owner/s.

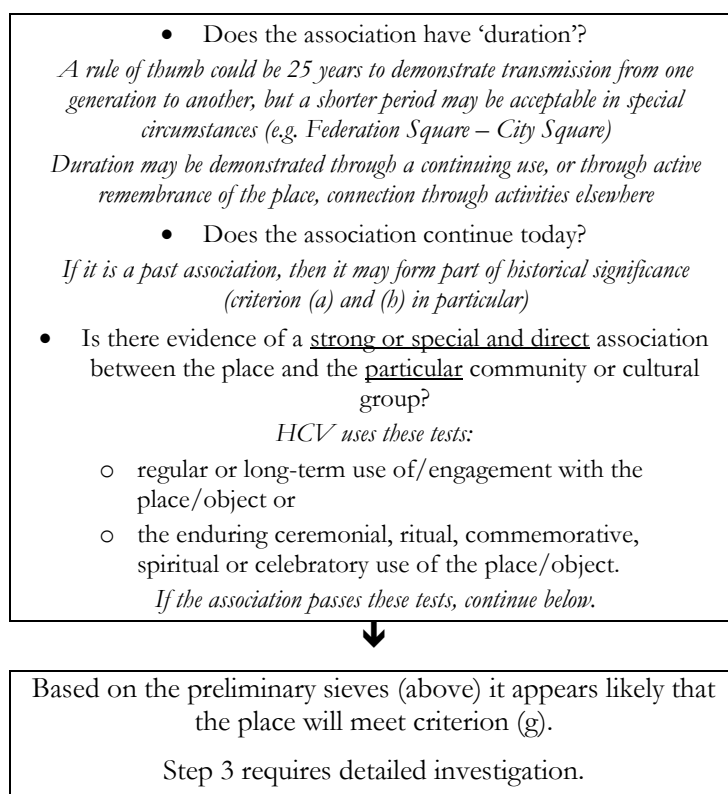


→ No

No further action

Describe the nature, duration and continuity of the association for each community or cultural group.

Apply the following tests:



Step 3: Detailed investigation

173.175 For each community or cultural group write a sentence or dot points on what you know about the nature, duration and continuity of their association.

173.175 What additional evidence might you need to understand any aspects of their association/s and the values they hold in relation to this place? What sources might be available to you, or what additional research might you consider?

Direct methods	Focus groups, discussion groups, meetings
	Interviews, oral history
	Surveys: online, on-site
	Visiting the place with people: walks, back-tos
	Cultural mapping: in person, online (e.g. <i>Participate Melbourne</i>)
Indirect methods	Social media research
	Historical research
	Documents: newspapers, local media, research by others
	Observation

2.3 Analyse the information (evidence) you have collected against the significance indicators. (Significance indicators are like sub-criterion; they suggest reasons why a place might meet the criterion)

2.4 Is there a need for comparative assessment?

Various heritage significance assessment systems propose that there should be a comparison of one place to another to determine if it is more or less significant. This needs to be done in relation to each criterion, in accordance with the *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

In relation to criterion (g), this should compare places that have a strong or special association for the particular community/cultural group (or communities/groups) and for similar or related reasons.

A comparison on architectural styles for example, would not demonstrate the relative significance of a place as part of its association for a community.

Evidence

What evidence do you need? What evidence is insufficient?

The evidence needs to be sufficient to demonstrate the key elements of the criteria and answer the ‘tests’ above. This suggests that each particular community/cultural group needs to be identified, and evidence obtained as to the nature and duration of their association and whether that association has generated feelings of connection that are strong and special.

The methods of data collection should be described and any limitations or issues documented. It is useful to gather evidence from multiple sources, rather than just one source – for example, through an online survey, interviews and observation. In qualitative social research this is described as ‘triangulation’. Using more than one method and different sampling strategies to collect data can help assure the validity of the data. As well, different methods may also help capture different dimensions of the same phenomenon.

Generally, the evidence should come directly from the ‘particular community or cultural group’ however in some circumstances this may not be possible.

Documenting the place

What documentation is needed?

As well as documenting the physical nature of the place and its history – preferably through to the present time – the associations need to be documented in relation to the place. For example, an association may be with just part of the place, or with a wider place or locality, or with a place that has since been demolished.

Statement of significance format

The standard format is shown in the left-hand column, and some key phrases relevant to social significance in the right-hand column:

What is significant?	Typical example
This section of the statement is dedicated to description of the place or object and constitutes statements of fact about size, layout, construction date, designers and builders, materials, and so on. While this section should be brief, usually no more than a paragraph or a series of dot points following a single sentence, there should likewise be no doubt about the elements of the place or object which are under discussion. The paragraph should identify features or elements that are significant about the place. The statement should identify features or elements that are significant about the place as a guide to future decision makers.	<p>The community hall built to a design by xxx in xxx, including the grounds and the large oak tree at the front of the hall.</p> <p>Elements that contribute to the significance of the place include (but are not limited to):</p> <ul style="list-style-type: none"> • The form and scale of the original building, the grounds and the large oak tree at the front; and • Its continuing traditions and use...

How is it significant?	Typical example
This section is the shortest part of the statement and always takes the same form. The place or object is stated to be of historic, rarity, scientific, representative, aesthetic, social and/or associative significance to the State of Victoria.	The (place) is of social significance to the State of Victoria – or to the Municipality
Why is it significant?	Typical example
This part explains the exact nature of the significance claimed in the above section. It is extremely important not to fall back on mere statements of fact which should be in the first section. Rather than saying, for example, that a place or object is the oldest surviving example, the statement should read “the (place or object) is historically important (or significant) as the oldest known surviving example of”...”. Significance should never be implied, it should always be explicit.	The place is of social significance as ... (e.g. a community meeting place) that has strong and special associations with the xxx community (or cultural group) for over xxx years. Then refer to the relevant significance indicators and the evidence that demonstrates it has social significance.

Establishing relative significance?

National	NHL guidance says that ‘to be nationally important the community recognition is usually beyond the region or the state’ and asks that there is a link between the place and a ‘uniquely Australian cultural activity’ or a ‘direct association with a nationally important story’.
State	Heritage Council of Victoria guidance (HCV 2019) ⁵ says: <ul style="list-style-type: none"> a place or object that is of heritage value to wider Victoria has the potential to be recognised as being of state level cultural heritage significance (and may be included in the VHR). (HCV 2019: 3) on criterion (g) it says th’t ‘evidence must be provided for the RESONANCE at the state level of the social value of a place/object ... that is: the social value resonates across the broader Victorian community as part of a story that contributes to Victoria’s identity’. This concept is then expanded on further (HCV 2019: 18).
Local	Planning Practice Note 1 (PPN1 2018) says: <ul style="list-style-type: none"> “‘Local Significance’ includes those places that are important to a particular community or locality.’ (PPN1 2018)

⁵ Heritage Council of Victoria, 2019, *The Victorian Heritage Register Criteria and Threshold Guidelines*, revised April 2019.

Attachment 1: Place type checklist

For a place to have social significance, it needs to have a strong or special association with a community or cultural group (or several), and that association needs to be able to be demonstrated.

A simple sieve might be – is the place private or public or quasi-public. A house for example is typically a private place and while many families may have lived there over time, it will not have an associated community or cultural group (in terms of the definitions above). However, a house that became a school will have had an associated ‘community or cultural group’ at that time.

A version that was developed for the national program of Comprehensive Regional Assessments for the development of Regional Forest Agreements is offered below.

1 Important to a community as a landmark, marker or signature

Specific significance indicators:

- Landmarks
- Signature places and icons - places used to symbolically represent a locality or community
- Locational markers - places that mark where you are in a landscape/locality and places that figure as landmarks in daily life
- Understanding history and environment ("our place in the world") - special and unusual features that help explain the local environment in all its diversity

Likely place characteristics:

Named landscape or built features

Entry or centre points of a locality

Place used as community signature

2 Important as a reference point in a community's identity or sense of itself

Specific significance indicators

- Strong symbolic qualities which define a community
- Spiritual or traditional connection between past and present
- Represents (embodies) important collective (community) meaning/s
- Association with events having a profound effect on a community
- Symbolically represents the past in the present (connects the past and the present)
- Represents attitudes, beliefs, behaviours fundamental to community identity

Likely place characteristics

Mythological sites

Places where continuing tradition/ceremony is practiced or where tradition is passed on

Places where the continuity/survival of a community is celebrated

Places where a community's identity has been forged such as disaster sites, foundation places, seminal events in a community's life

3 Strong or special community attachment developed from use and/or association

Specific significance indicators

- Essential community function leading to special attachment
- Longevity of use or association including continuity to the present

Likely place characteristics:

Places providing essential community functions such as schools, halls, churches

Community meeting places (of all types)

Places defended at times of threat (to the place) for reasons of attachment not just function

Places with a long tradition and continuity of community use or access.

Proposed place type checklist

Place type	Comment	Likely	Possible	Unlikely
Cemeteries	Ritual or ceremonial use	x		
Church, temple, other place of worship	Ritual or ceremonial uses	x		
Commercial office	Work places			x
Community centre, neighbourhood house, local learning centre	Places of social congregation		x	
Corner store, general store	If served as a community meeting place		x	
Council chambers, town halls and	Places of public decision-making	x		
Disaster, loss and suffering – shipwrecks, massacre sites, bushfires, floods etc	Places associated with human loss and suffering		x	
Dreaming/creation sites, songlines, major stories/events	Places linked to community identity	x		
Hospital, clinic	Community services/facilities		x	
Hotel	Places of social congregation	x		
House	Private residence			x
Industrial complex	Work places		x	
Memorials, including war memorials (<i>where there is a continuing use, annual event etc that involves an associated community or cultural group</i>)	Ritual or ceremonial use	x		
Migrant hostels/camps	Places of internment	x		
Museums and libraries	Community services/facilities		x	
Parks, recreation areas, picnic areas, swimming pools, camp sites	Community meeting place	x		
Parliament	Places of public decision-making	x		
Police and fire stations	Community services/facilities		x	
Post office	Long tradition of community use and activity		x	

Place type	Comment	Likely	Possible	Unlikely
POW/alien camps	Places of internment		x	
Prison, remand centre, reformatory, orphanage	Places of internment		x	
Protest sites	Places of public decision-making		x	
Public hall	Long tradition of community use and activity	x		
Quarantine stations	Places of internment		x	
Restaurant, café (only if long established & a cultural icon)	Work places Places of social congregation		x	
Retail shop, department store (only if long established & a cultural icon).	Work places			x
Shops: some types of shops also serve as places of social congregation and exchange e.g. milk bars, general stores, banks	Places of social congregation			
School, university, college	Places of education		x	
Social and community service clubs or groups – RSL, Elderly Citizens, clubs based on ethnicity etc	Places of social congregation	x		
Street, lane, arcade	Public spaces		x	
Theatre, cinema, performance space	Places of social congregation		x	
Town hall	Places of civil ceremony		x	
Utility services: substations, pumping station etc.				x

Notes:

1. With 'long tradition of community use and activity', the use or activity that has created the association may be quite 'ordinary' or everyday
2. Places of all types defended at times of threat (to the place) for reasons of attachment not just function may have social values.

Attachment 2: Significance indicators

This attachment includes significance indicators drawn from Australian states and territories that have developed guidance on applying the social value criterion. CRA refers to Comprehensive Regional Assessments, a series of projects undertaken by the Commonwealth and certain state governments in the 1990s. Victoria does not have specific significance indicators in the current HCV guidance (2019).

These may not represent all of the specific indicators that may be relevant in the assessment of a particular place, and there is considerable overlap between the indicators reflecting the way that each state or territory has encompassed and adapted them.

Indicator	State/Territory
Important to the community as a landmark, marker or signature	CRA 1 + QLD
An iconic and landmark place which the community frequently uses as a place of reference, including as a meeting place	ACT (place type)
Important to the community as a key landmark (built feature, landscape or streetscape) within the physical environment of Tasmania	TAS
Important to the community as a landmark within the social and political history of Tasmania	TAS
Important as a reference point in a community's sense of identity	CRA 2
Important to a community's sense of place	NSW
Contribute to a community's sense of identity	NSW
Important as a place of symbolic meaning and community identity	TAS
Associated with events having a profound effect on a particular community or cultural group	QLD
A place is valued as the site of an event which has had a profound effect on a community or cultural group	ACT
Symbolically representing the past in the present	QLD
Important in linking the past affectionately to the present	TAS
The site symbolically represents some aspect of the past which contributes to a sense of identity for the community or a cultural group	ACT
The community or cultural group has a deep sense of ownership/stewardship and/or connectedness to the place or object	ACT
An activity or meeting venue valued for its long association with community life	ACT (place type)
A place of essential community function leading to special attachment	CRA 3 + QLD
A popular meeting or gathering place	QLD
Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums, etc.)	TAS
Important as a place of public socialisation	TAS
Other indicators	
The community or a cultural group gathers for ritual or ceremonial purposes or for social or cultural (including recreational) interaction	ACT
Places and objects associated with Aboriginal people's ritual and ceremonial practices	ACT (place type)
A place which offers a valued customary experience	QLD

Indicator	State/Territory
A place of ritual or ceremony	QLD
Important for its associations with an identifiable group	NSW
Esteemed by the community for their cultural values	NSW
If damaged or destroyed would cause the community a sense of loss	NSW

A4 SOCIAL VALUE ANALYSIS

Places assessed in the Hoddle Grid Heritage Review were considered against the ‘social value checklist’ (Appendix A3). **Step 1** of the social values checklist is the preliminary sieve and considers if a place may have possible or likely social values based on the type of place and use. A selection of places proceeded to the next step.

Step 2 of the social value checklist involves testing of the community connections for those places where social values were considered Possible or Likely. This was done by:

- considering the history (as documented in the citation) and present use/s to identify communities or cultural groups with a potential connection;
- seeking out information from online sources that might help confirm and elaborate potential associations or demonstrate that these connections do not or no longer exist.

Where a place was assessed as having strong associations with cultural group/s, full social value analysis was incorporated in ‘Community Connections’ in each place citation. Further to the two-step approach above, direct engagement with associated communities or cultural groups was carried out for the potential places on an as-needed basis.

Assisted by the ‘social value checklist’, the peer review determined that, among 12 places identified in the pilot stage and 2017-18 as having potential social value, three places (295-305 King Street, 2-18 Ridgway Place and 124-130 Russell Street) meet the threshold for social significance at the local level. Further research was carried out for two potential places (111-123 Queen Street and 263-267 William Street) to strengthen the argument for Criterion G.

The table below contains the list of all places and research notes for places considered or fully assessed for their social value as part of HGHR. The factors considered in the assessment of Criterion G are described under four column headings which correlate with the successive steps in the process:

- Step 1: Preliminary sieve – sorted into categories ‘Possible’, ‘Likely’ or ‘Unlikely’ considering the place type/s and recent use/s.
- Step 2 Community connections – details of identified cultural groups, and/or nature and duration of the connections for ‘Possible’ or ‘Likely’ places.
- Associations – further research notes on nature, duration, continuity of the associations, if any.
- Social significance (Criterion G) – draft (based on indicative values) or final (after full assessments) statements with additional notes where relevant.

Individual places

Individual pre-1945 places

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
1.	Grange Lynne Pty Ltd	183-189 A’Beckett Street MELBOURNE VIC 3000	Former factory – work place. UNLIKELY			
2.	Shops, residence and former bank	146-150 Bourke Street MELBOURNE VIC 3000	1884 constructed 3 shops – retail and associated premises – many short-term from history. Bank has been long-term occupancy – 1922 (Bank of Victoria) – but no longer present. UNLIKELY			
3.	Former Malcolm Reid and Co Department Store	151-163 Bourke Street MELBOURNE VIC 3000	Retail and commercial, now residential use. UNLIKELY			
4.	Patersons Pty Ltd	152-158 Bourke Street MELBOURNE VIC 3000	Retail and commercial. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
5.	Shop	171 Bourke Street MELBOURNE VIC 3000	Retail shop. UNLIKELY		<p>The shop was occupied by chemists for over 100 years. The first occupier, E Guthiel, remained at 171 Bourke Street from 1867 to the mid-1870s; later occupiers included: Henry Gamble (mid-1870s-1883); James Lacey (1884-1910s); Bartholomew Farrer (1920s); and H Sutcliffe (1930s-1979) (S&Mc 1875-1942; <i>Age</i> 24 April 1979:42).</p> <p>In 1979, with the closure of Sutcliffe’s pharmacy, the original pharmacy shop fittings dating from 1868 were removed from the premises. Only the brass-framed stained-glass windows from c1910 (leadlights above the shopfronts) remain today as a reminder of the old pharmacies (Butler 1984).</p> <p>In the early 1980s, the building was converted to a bank, housing the Statewide Building Society (which became the Bank of Melbourne in 1989) (<i>Age</i> 8 September 1982:28 & <i>Age</i> 3 June 189:4). Today, the building contains a restaurant.</p> <p>If the building was still in use as a pharmacy, it would have been assessed as POSSIBLE social significance, on the basis that pharmacies tend to be long established, they are places where people seek advice – and therefore may feel a stronger association – and where the waiting around that is often involved may indicate that they are a place of social congregation. However, this use ceased nearly 40 years ago.</p>	
6.	Shops	173-175 Bourke Street MELBOURNE VIC 3000	<p>Retail shop.</p> <p>More a landmark building than anything else – corner site.</p> <p>POSSIBLE</p>	Maybe – association with shoppers who have visited shop over decades; a landmark.	<p>Built 1857, served as retail shop since.</p> <p>Shoe shop since the 1890s – Whites Shoes – until 1970s, and then Florsheim Shoes from 1980s to the present.</p> <p>Florsheim Shoes started in Chicago in 1892; it is not known when they came to Australia.</p> <p>Windows filled with shoes would be a familiar and possibly much photographed city element.</p>	<p>The ground floor shoe shop at 173-175 Bourke Street is of <u>potential</u> social significance to Melbournians as a place to shop for shoes for almost 120 years. The windows filled with shoes and its corner location contributes to its importance as a local landmark.</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, due to a lack of a particular and well-defined community/ies or cultural group/s associated with the place.</i></p>
7.	Former Rockman’s Showrooms Pty Ltd	188 Bourke Street MELBOURNE	Retail shop. UNLIKELY			
8.	Shop and residences	201-207 Bourke Street MELBOURNE VIC 3000	<p>Longstanding use of two shops as a single retail premises – continuing today.</p> <p>POSSIBLE?</p>	Maybe? – association with shoppers who have visited shop over decades; a landmark	<p>Extract from citation: In the mid-1920s, the shops at 205-207 Bourke Street were purchased by George Mountford, hatter. In 1935, the whole block was also part of the estate of the late G Mountford (RB 1877-1935). The Mountfords, then hatters and now shoe retailers, had occupied three shops at 203-207 Bourke Street at one point until the mid-1930s. Today, the same business remains in the subject building, currently occupying the two shops at 205-207 Bourke Street, interconnected with the neighbouring two shops at 209-211 Bourke Street (RB 1935; MBAI ‘Bourke Street, 205-207’, Ancestry.com).</p> <p>Mountfords – hatters and later shoe retailers – occupied the building from mid 1920s and remain in 205-207 Bourke Street today.</p>	<p>Mountfords at 205-207 Bourke Street is of potential social significance to Melbournians as a traditional retail business offering hats and later shoes for almost a century.</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, due to a lack of a particular and well-defined community/ies or cultural group/s associated with the place.</i></p>
9.	Former Sharpe Bros Pty Ltd	202-204 Bourke Street MELBOURNE VIC 3000	Retail and commercial. UNLIKELY			
10.	Shop and residences	209-215 Bourke Street	Retail and commercial with residences above.			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		MELBOURNE VIC 3000	UNLIKELY			
11.	Former Palmer's Emporium	220 Bourke Street MELBOURNE VIC 3000	Retail and commercial. UNLIKELY			
12.	Former John Danks & Son	393-403 Bourke Street MELBOURNE VIC 3000	Industrial and commercial. UNLIKELY			
13.	Offices	422-424 Bourke Street MELBOURNE VIC 3000	UNLIKELY			
14.	Commercial building	480 Bourke Street MELBOURNE VIC 3000	Interesting and long association as legal offices/chambers (Emmerton) and later others; but now a variety of uses. This is a key aspect of its historical significance. UNLIKELY			
15.	Former Victorian Amateur Turf Club	482-484 Bourke Street MELBOURNE VIC 3000	Built for the Victorian Amateur Turf Club (later known as the Melbourne Racing Club); they occupied the property for over 30 years, selling to the National Bank in 1958. This is a key aspect of its historical significance. UNLIKELY			
16.	Warehouse	1-5 Coverlid Place MELBOURNE VIC 3000	Built as a store for a hotel; in 1920 purchased and adapted for use as offices and a meeting room by the Total Abstinence Society (they had a Temperance Hall at 170-172 Russell Street). This long-			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
			term use possibly ceased in 1950s. UNLIKELY			
17.	Warehouse	11-15 Duckboard Place MELBOURNE VIC 3000	UNLIKELY			
18.	Shops, I and office	7-9 Elizabeth Street MELBOURNE VIC 3000	UNLIKELY			
19.	Excelsior House former Excelsior Chambers	17-19 Elizabeth Street MELBOURNE VIC 3000	UNLIKELY Many interesting uses over time; today primarily residential.			
20.	Former Universal House	25 Elizabeth Street MELBOURNE VIC 3000	Interesting Hordern connection which ended in 1–56 - an aspect of historical significance. UNLIKELY			
21.	Former Cassells Tailors Pty Ltd	341-345 Elizabeth Street MELBOURNE VIC 3000	This section of Elizabeth Street has been a focus of motorcycle retailing since the 1960s/70s – perhaps earlier. Perhaps ephemeral and unable to be controlled via planning scheme. POSSIBLE	Maybe – motorcyclists.	Unlikely – the research revealed the building's connection with the motorcycles/bikies dates from the 1990s, which is not particularly long, in comparison to other buildings in that section of Elizabeth Street that has b'en 'motor showrooms' or alike since the early 20th century.	
22.	Former Morris House	114-122 Exhibition Street MELBOURNE VIC 3000	Office. UNLIKELY			
23.	Warehouse	353 Exhibition Street MELBOURNE VIC 3000	UNLIKELY			
24.	Swiss Club of Victoria	87-89 Flinders Lane	Former warehouse. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		MELBOURNE VIC 3000				
25.	Former Bank of New South Wales	137-139 Flinders Lane MELBOURNE VIC 3000	Established and served as a bank for many years. Currently an art gallery. POSSIBLE	Maybe – bank customers and staff until mid-1980s; Gallery customers 1989-present.	Both the original and past use – as a bank – and the current use as an art gallery for almost 30 years – are places which attract a wide variety of visitors/customers, often on a regular basis. The association is likely to be with the clientele of the bank and later the gallery, and with staff. From online images, the entry and main banking area appears to remain as the gallery area. The building interior has not been inspected.	Of <u>potential</u> social significance for its long association with the clientele of the current gallery and previously the bank, both serving as places of social congregation and exchange. <i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</i> <i>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</i>
26.	Former Gordon Buildings	384-386 Flinders Lane MELBOURNE VIC 3000	UNLIKELY			
27.	Flinders Street Railway Viaduct	Flinders Street (Queen street to near Spencer Street) MELBOURNE VIC 3000	Railway infrastructure. UNLIKELY			
28.	Dreman Building	96-98 Flinders Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
29.	Former Sunday School Union of Victoria	100-102 Flinders Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
30.	Epstein House	134-136 Flinders Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
31.	Wilis' Building	490 Flinders Street MELBOURNE VIC 3000	Retail and residential – recent use as restaurant. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
32.	CitiPower former Melbourne City Council substation	23-25 George Parade MELBOURNE VIC 3000	Electricity substation. Utility services building. Publicly owned but no public access; did not serve as a daily workplace therefore unlikely to have a work-based group with strong or special associations. UNLIKELY			
33.	Former Zander's No.2 Store	11 Highlander Lane MELBOURNE VIC 3000	UNLIKELY			
34.	Warehouse	11A Highlander Lane MELBOURNE VIC 3000	UNLIKELY			
35.	Former Melbourne Shipping Exchange	25 King Street MELBOURNE VIC 3000	Primarily office use; built for the Melbourne Shipping Co which occup54ictobldg. until 1913; later owned by Cody family for long period with multiple tenants. UNLIKELY			
36.	Warehouse	26-32 King Street MELBOURNE VIC 3000	UNLIKELY			
37.	Warehouse	171-173 King Street MELBOURNE VIC 3000	UNLIKELY			
38.	Former factory	203-207 King Street MELBOURNE VIC 3000	UNLIKELY			
39.	Great Western Hotel	204-208 King Street MELBOURNE VIC 3000	Strong likelihood of social values as a pub – see other hotel examples for research ideas. POSSIBLE	General hotel patrons.	No record of a particu'ar 'g'oup' at the pub but when it closed 2 years ago there was significant online backlash (articles and social media). Interestingly, people protesting closure tended to be younger generation upset about the closure of corner pub as a typology, and because it was an affordable, accessible place for people from different classes, rather than necessarily being patrons themselves. From what I read, patrons were older, from more working-class backgrounds (not well represented in articles or social media commen=s) - the pub was appreciated as an unpretentious place where you could buy cheap food and beer.	The former Great Western Hotel is of social significance for its long connections with the city, serving as a social meeting place for a diverse clientele for more than 150 years. For city workers,

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>Great Western Hotel, formerly known as Star of the West Hotel was Established in 1864, the Great Western Hotel continuously served as a town pub for over 150 years until its recent closure in 2017. In the latter decades of the twentieth-century the hotel was known as a venue offering affordable food, including ‘legendary dim sim bolognaise’ and \$2 a head pub meals in the 1970s (Age 31 May 1991:2; Age 22 July 1975:17). The Great Western Hotel was closed in March 2017. A newspaper article in the same year stated that the ‘pub has been a long-term haunt for barristers and solicitors from the nearby court district, and journalists covering courts and crime’ (Age 25 January 2017). Approval for partial demolition of the building and construction of a 26-storey tower was granted in 2017 (Age 25 January 2017).</p> <p>The Tanner family operated the Great Western Hotel from 1894 to 1920. Thomas Tanner was born in Bately, Yorkshire, England in 1854 (FreeBMD 1854:375). In the 1890s, Thomas Tanner, an active Freemason, was involved with a number of mining syndicates, including the South Lone Hand Extended mine and the Coramba Queen Gold Mining Company. Meetings of both companies were held in the Great Western Hotel (Age 27 June 1895:7; Age 1 October 1896:7). Tanner was nominated for the position of City Assessor for the Bourke Ward in 1906 and remained in this role until his death in 1909 (Age 24 September 1906:6; Argus 16 August 1909:1; Herald 20 August 1909:6). After Thomas’ death, his wife Catherine Tanner continued to operate the Great Western Hotel until her death in 1920 (Argus 6 September 1920:1).</p> <p>Online research</p> <p>Online forums and articles found during the research involve:</p> <ul style="list-style-type: none">• Reddit, 2017, More dodgy facad–sm - and Melbourne loses another –ub - Great Western Hotel, https://www.reddit.co55ictoria55urne/comments/6kc5q5/more_dodgy_facadism_and_melbourne_loses_another/• Foursquare, last review 24 September 2013, https://foursquare.com/v/great-western-hotel/4b909d8af964a520479233e3• Facebook page: Great Western Hotel, https://www.facebook.com/pages/Great-Western-Hotel/158675124159389• Herald Sun, HERITAGE CBD PUB SAVED FROM DEMOLITION, https://myaccount.news.com.au/sites/heraldsun/subscribe.html?sourceCode=HSWEB_WRE170_a_GGL&mode=premium&dest=https://www.heraldsun.com.au/n55ictoriaoria/great-western-hotel-in-melbourne-cbd-saved-from-demolition-by-developers/news-story/9dda5c3d79d9937626b9646e68e36b39&metype=anonymous• Melbourne Heritage Action, January 23 2017, HELP SAVE THE GREAT WESTERN HOTEL, https://melbourneheritage.org.au/2017/01/23/help-save-the-great-western-hotel/• Age, 29 June 2017, Apartments to replace another Goldrush-era Melbourne pub Icade set to stay, https://www.theage.com.au55ictorial/victoria/apartments-to-replace-another-goldrushera-melbournIbut-facade-set-to-stay-20170629-gx1426.html• Pubtic, 3 July 2017, HUMBLE GREAT WESTERN TO GROW 26-STOREY TOWER, https://pubtic.com.au/humble-great-western-grow-26-storey-tower/• CBD News, 2 August 2017, Great Western Hotel to go, https://cbdnews.com.au/great-western-hotel-go/• 04 July 2017, Is faux heritage the future?, https://blogs.crikey.com.au/theurbanist/2017/07/04/faux-heritage-future/	and the legal and media fraternity, the Great Western Hotel served as a place to meet, socialise and share stories. Regarded as ‘old-fashioned’, it attracted a clientele seeking the simple traditional pub-style – a bar, good beer, and simple, modestly-priced food. Closure of the hotel in October 2017 was marked by many regulars with farewell visits and online posts expressing a strong sense of connection to the hotel and an appreciation of its ambience, offering a traditional pub style then rare amongst city hotels. (Criterion G)
40.	Former Paramount House	256-260 King Street MELBOURNE VIC 3000	Office. UNLIKELY			
41.	Former Koorie Heritage Trust building and Zander’s No.2 Warehouse	295-305 King Street MELBOURNE VIC 3000 (now demolished)	Aboriginal social and other values as former Koorie Heritage Trust (KHT) building, originally purchased for an Aboriginal women’s organisation. Aboriginal cultural organisation serving Victorian Aboriginal people. Significant educational and	Victorian Aboriginal community. Wurundjeri.	<p>Koorie Heritage Trust (KHT) moved out of the building in 2015. Wurundjeri Elder Ron Jones has mentioned it numerous times as an important place. He states that the building was purchased by the State Government to accommodate an Aboriginal Women’s Association – this may be linked to its purchase in 1968 by the Education Dept – or be post 1974 when the Education Dept moved out?</p> <p>Koorie Heritage Trust was established in 1985 when Uncle Jim Berg, Ron Castan, and Ron Merkel sued the University of Melbourne and the Museum of Victoria for the return of their collections of Indigenous cultural material. They wanted to ensure that the Indigenous community had access to their cultural heritage material <Wikipedia>. Note that the KHT website is more circumspect in its description of the KHT origins.</p> <p>The KHT has a history section–on its website - http://koorieheritagetrust.com.au/about-us/history/ - which notes that KHT took up residence here in 2003, moving to its current location in Federation Square in 2015. It notes that:</p> <p>“Our many friends, supporters and community members still fondly remember our King Street home.</p>	The former Koorie Heritage Trust building at 295-305 King Street is of social significance to Aboriginal people and organisations across south-eastern Australia as the first ‘permanent’ home for the Trust, an organisation which has played a significant role in asserting Aboriginal identity and expressing traditional and contemporary culture. This first real home for KHT is remembered as an important and formative place that enabled the

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
			public activities were offered from this building. KHT moved. LIKELY		<p>A central replica scar tree that rose from the ground floor reaching almost to the second floor, provided a metaphorical anchor to the building. Cast from a latex mould of the original tree located on Ebenezer Mission Station, the replica tree was created c.1988 for “Koorie”, the Trust’s first major exhibition at Museum Victoria.”</p> <p>“The design of our spaces at Federation Square continue to pay tribute to our time at King Street. In designing our new spaces, Lyons Architecture working with Indigenous Architecture and Design Victoria (IADV), incorporated original design features from King Street into the fabric of our new spaces as memories of our past.”</p> <p>“These original design features include the original metal trees from the ground and first floor permanent exhibition space at King Street, the boomerang design decal on the entrance doors, and Bunjil the creator, which perched atop the replica scar tree. There were other design features of the King Street building that we were unable to bring with us including particularly the replica tree. As a memory of the tree, IADV’s Jefa Greenaway designed a table in the shape of a canoe referencing the scar.</p> <p>In the King Street building, key spaces were also named after people who were a part of the history of the Trust, either an Elder or a highly respected supporter. These people and their memory remain important to us and while we are currently looking at renaming our new spaces using the original names, the people who are honoured are remembered below.”</p> <p>From 1988 t’ 1997 the Trust’s permanent exhibition and Keeping Place, Koorie, was open to the public in the former Museum of Victoria. In 2004 the Trust moved into new premises at 295 King Street, where its Cultural Centre contains a permanent exhibition, art galleries, educational facilities, a library and resource centre, a large multipurpose area and a retail ’hop. The Centre’s motto is Gnokan Danna Murra Kor-Ki (Give me your hand my friend) and Bridge the Cultural Gap.</p> <p>(Reference: Jim Berg And Angela Bishop, Koorie Heritage Trust Inc. in eMelbourne, accessed 12.6.2018.)</p>	creation of an Aboriginal-directed central city focus for Aboriginal culture, stories, history and art. The incorporation of design elements from the King Street premises into the new premises at Federation Square demonstrates the important meanings and memories that remain connected to the King Street building. (Criterion G)
42.	Former Walton and Scott engineering works	307-309 King Street MELBOURNE VIC 3000 (now demolished)	Built for and associated with small scale manufacturing (brass workers and engine–rs) until 1960 - historical importance; since refurbished with new uses. UNLIKELY			
43.	Turn Verein Hall	30-34 La Trobe Street MELBOURNE VIC 3000	Community service club – membership based: Associated with German migration and establishment of cultural facilities. Place of social congregation for this community from 1871-1906. POSSIBLE	Maybe – longstanding connections with two community/cultural groups, both of which survive in some form.	<p>Used by the Grand United Order of Oddfellows (GUOOF) from 1906 until the 1960s. Again, used as a place of social congregation.</p> <p>Uses between 1960s-1998 not known.</p> <p>In 1998 converted to residential apartments.</p> <p>Turn Verein Society amalgamated with another German organisation in c1915 to form Club Tivoli-Deutscher Verein. This organisation continues today in other premises.</p> <p>The GUOOF merged with Manchester Unity in 1985 (another Oddfellows society). Australian Unity as an entity was formed by the merger of the Australian Natives’ Association Friendly Society (ANA) and the Manchester Unity Independent Order of Oddfellows (Manchester Unity) in Victoria in 1993.</p>	<p>Turn Verein Hall is of <u>potential</u> local social significance for its long associations with two significant Victorians community organisations – Club Tivoli and GUOOF. Over a period of around 90 years, this building served as a place of congregation, supporting cultural, social, ritual and celebratory activities. Turn Verein Hall may represent important shared meanings for either or both of the organisations that continue today or for their members. The building may serve as a traditional connection back to the roots of either organisation and thereby contribute to a sense of collective identity. (Draft Criterion G – based on indicative values)</p> <p><i>Research on the social values of this place has been inadequate to justify the</i></p>

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
						<i>application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</i> <i>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</i>
44.	Former Duke of Kent Hotel	293-299 La Trobe Street MELBOURNE VIC 3000 (now demolished)	Hotels serve as important social/community meeting places. POSSIBLE	Former hotel patrons including former Argus staff. Strong links to 'New Theatre' group which was behind the hotel/ in the beer garden of hotel – hotel also used as a drinking and meeting place.	<p>The Duke of Kent Hotel served as a public drinking house from 1851 until it closed in 2015. The Duke of Kent also offered accommodation, although the number of rooms is not known. When the owner and licensee applied to continue the licence and proposed a major redevelopment in 1927, ‘Licensing Inspector Walsh said that the present building was unsatisfactory. He thought that an hotel in the city should have more extensive accommodation than was now provided at the Duke of Kent Hotel’ (Argus, 1 November 1927:13). The 1928 redevelopment resulted in a three-storey hotel being constructed to replace the 1851 single storey premises.</p> <p>An adjoining building – a warehouse built in c1928 – was incorporated into the hotel premises probably around 1959. Prior to that the upper storey of the warehouse had served as a performance venue for the New Theatre from 1937-1939 (their first performance venue since the formation of the group); the space was condemned in 1939 and it is assumed may have been unused until the whole warehouse was incorporated into the hotel.</p> <p>New Theatre was a radical group who were known for political plays and debates etc, especially their opposition of fascism in lead up to WWII. Hosted first Australian performance of a Bertold Brecht play.</p> <p>Hotels have and continue to play a distinct role in Australian social and cultural life. J.M. Freeland described hotels ‘s constituting 'one of the most socially significant, historically valuable, architecturally interesting, and colourful features of Australian society’ (REF). While privately owned, hotels serve as communal spaces for the consumption and sale of alcohol, and as providers of accommodation. Hotels also generally offer food, ranging from a simple ‘counter’ lunch (literally eaten at the counter or bar) to a formal dining rooms to fine dining.</p> <p>Hotels are ‘licenced premises’ and how they operated was shaped by changing licencing requirements over time. For example, from the early years of the twentieth century there was a statutory limit on the number of hotels in a defined district. At the time of the major refurbishment of the Duke of Kent Hotel in 1928, there were around 100 hotels in Central Melbourne.</p> <p>The Duke of Kent is said to have the oldest continous [sic] licence in Melbourne, first granted for another city location in 1843” (SMH, 9.7.2014).</p> <p>Within the city – and elsewhere – hotels are commonly located on a corner site, offering different entrances into specific internal spaces – the main bar, a lounge bar, a ladies’ lounge. The Duke of Kent appears to have been a relatively traditional hotel, offering a variety of drinking spaces – public bar and ladies lounge – and accommod’tion.</p> <p>Melbourne's hotels, like the Duke of Kent, have and continue to provide informal meeting places to a wide range of community and professional groups, and important to sport, literature, politics and bohemia (Hotels, eMelbourne). Most hotels have a regular clientele or ‘community’. The Duke of Kent has had a work-place based community for many years: the Duke of Kent facebook page illustrates many work-related gatherings and farewells (Duke of Kent Hotel, Facebook).</p> <p>The Herald Sun ‘s column ‘Desperately Seeking’ provides a snapshot of recent reunions planned for the Duke of Kent:</p> <ul style="list-style-type: none">• ANZAC Day gatherings• The Duke of Kent and staff of the Argus <p>Comparisons: newspapers and hotels</p> <p>Staff at the other major Melbourne newspapers – The Age, Herald and Weekly Times and the Sun Pictorial – had their own favourite hotels. The Phoenix Hotel (82 Flinders Street) was the favoured watering hole for Herald staff; once owned by Collingwood football legend Lou Richards, the site is now occupied by the Phoenix Apartments. The Sun was published from the same offices in Flinders Street, and it is assumed staff also went to the Phoenix. The Age offices were in Collins Street until 1969, and staff were known to drink at the Australia Hotel (demolished in 1989).</p> <p>Charmaine Clift and George Johnston</p>	The Duke of Kent Hotel is socially significant for its strong and enduring connection with former staff of The Argus newspaper. It is remembered as the favoured ‘watering hole’ of Argus staff, possibly from the late-1920s when the Duke of Kent Hotel was rebuilt as a three-storey hotel, close to the newly established and purpose-built Argus offices. Stories told about the place by Argus staff reveal they regarded the Duke of Kent Hotel as a ‘second office’, using the hotel to socialise, have an ‘after work’ drink, as a place to meet with contacts for stories, and to plan projects, doing editing and generally ‘chew the fat’. Reunions of Argus staff have continued from 1958, one year after the Argus closed, through to 2017, and most reunions have been at the Duke of Kent. (Criterion G)

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>Charmaine Clift joined the Argus in 1946 and met the war correspondent George Henry Johnston. Their employers disapproved of their relationship and three months later both were summarily dismissed. (http://adb.anu.edu.au/biography/clift-charmian-9764)</p> <p>‘One of Australia’s greatest writers, George Johnston, conducted his affair with his colleague and literary collaborator, Charmian Clift, in its rooms in the 1940s.’ (Herald Sun 28.8.201).</p> <p>References</p> <ul style="list-style-type: none"> • ABC News 2012, Tim’line: the women's movement, accessed on 18.2.2019 at <https://www.abc.net.au/news/2012-03-08/timeline3a-the-women27s-movement/3873294> • The Freeland quote is from emelbourne – it is probably from this publication ... the book is at one of the Moreland Libraries if someone–wants to check - 728.594 FRE • Freeland, J.M. 1966, The Australian pub. Melbourne University Press, Carlton, Vic. • Jim Usher, Interview, 16 February 2019. • Peter Gill, Interview, 16 February 2019. • ‘arney, S 2014, 'If you want to aim high, com’ up with a plan', Herald Sun (Melbourne, Australia), 28 Aug, p. 45, (online NewsBank). • Usher, Jim (editor) 2007, The Argus: Life and Death of a Newspaper, Australian Scholarly Publishing Pty Ltd, North Melbourne, Vic. • Hotels, eMelbourne: the city past and present, accessed on 3.2.2019 at http://www.emelbourne.net.au/biogs/EM00727b.htm • Duke of Kent Hotel, Facebook, accessed on 10.2.2019 at http://www.facebook.com/pages/Duke-of-Kent-Hotel/130529510328966. 	
45.	Melbourne House	354-360 Little Bourke Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
46.	Former Printcraft House	428-432 Little Bourke Street MELBOURNE VIC 3000	Investigate use and associations up to the present in relation to Danish Club. Have they always been here - and previous premises? What might these premises express about the club and its activities? This may be limited to internal spaces? POSSIBLE	Maybe – Danish Club.	Unlikely – Danish Club only took up residence in building in 2014. Club is over 125 years old however had previously been housed on Beaconsfield Pde in Middle Park for most of that time. Appears as though the Club only occupies part of subject site.	
47.	Downs House	441-443 Little Bourke Street MELBOURNE VIC 3000	Former warehouse. UNLIKELY			
48.	Shop	37 Little Collins Street MELBOURNE VIC 3000	UNLIKLEY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
49.	Former Wenley Motor Garage	39-41 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			
50.	Former Craig, Williamson Pty Ltd complex	57-67 Little Collins Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
51.	Shocko House, former Godfey's Building	188-194 Little Collins Street MELBOURNE VIC 3000	Godfreys Buildings, built in 1901 with variety of occupants; purchased by CoM in 1959 and used in association with the adjoining substation until its sale in1996. The name 'Shocko House' dates from then; now residential and shops/food outlets. UNLIKELY			
52.	Collins Gate	377-379 Little Collins Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
53.	Former Law Institute House	382 Little Collins Street MELBOURNE VIC 3000	Historical association with Law Institute of Victoria. UNLIKELY			
54.	Henty House	499-503 Little Collins Street MELBOURNE VIC 3000	Commercial. UNLIKELY			
55.	Warehouses	577-583 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			
56.	Commercial building	582-584 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			
57.	Former Melbourne and Metropolitan Tramways Building	616-622 Little Collins Street MELBOURNE VIC 3000	UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
58.	Warehouse	34-36 Little La Trobe Street MELBOURNE VIC 3000	UNLIKELY			
59.	Warehouse	27-29 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
60.	Residences	120-122 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
61.	Former Tuberculosis Bureau	364-370 Little Lonsdale Street MELBOURNE 3000 (now demolished)	UNLIKELY			
62.	Shops	470-472 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
63.	Residences	474 Little Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
64.	Shops and residences	53-57 Lonsdale Street MELBOURNE VIC 3000	Place of social congregation. LIKELY	Maybe – associated communities: Melbourne community and Italian community	Restaurants/cafés since 1901, initially in 55-57, then from 1922 in 53-57. Associated with Italian families from 1901, including well known restaurant families – Molina family; David Triaca (1964-1984) trading as Café Latin; and Bill and Cheryl Marchetti (1984 -2001) trad'ng as Marchetti's Latin restaurant. Remains as two cafes today. Upstairs has probably been residential throughout the history of the building. Cafes – 2 in main building, one in rear extension. Continuous use as restaurants/cafes since 1901, and from 1901 to at least 2001 as an Italian restaurant, under various ownerships and names, including by some of Melbourne's best known Italian restaurateur families. Continuous association with Italian restaurateurs. Community.	53-57 Lonsdale Street is of <u>potential</u> local social significance for its long association with Italian restaurants and their clientele for nearly a century (1901-2001), including some of Melbourne's most influential Italian restaurateurs who introduced new cuisines and dining styles to Melbourne. Restaurants such as Triaca's Café Latin (located in these premises from 1964 to 1984 but first established in c1920 as a wine shop at 206 Exhibition Street) and then continu'ng as Marchetti's Latin (1984-2001) are traditional Melbourne dining venues, serving generations of Melbournians and reflecting the celebrated 'Italianisation' of food and wine culture during the twentieth century. (Draft Criterion G – based on indicative values)

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
						<p>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</p> <p>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</p>
65.	Shops and offices	359-363 Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
66.	Warehouse	410-412 Lonsdale Street MELBOURNE VIC 3000	UNLIKELY			
67.	Former Andrew Jack, Dyson & Co Pty Ltd	594-610 Lonsdale Street MELBOURNE VIC 3000	Former factory. UNLIKELY			
68.	Former Kantay House	12-18 Meyers Place MELBOURNE VIC 3000	Former factory. UNLIKELY			
69.	The Waiter's Restaurant	20 Meyers Place MELBOURNE VIC 3000	Italian restaurant opened quite early. Place of social congregation. POSSIBLE	Yes – associated communities: Patrons of the restaurants, potentially including Italian waiters.	<p>Associated with: migrant culture, alcohol licensing laws (they sold alcohol after hours) and its use by many high-ranking Victorians (such as parliamentarians and lawyers) due to its proximity to top end of town and its discrete nature. Place was also site of infamous seige. The downstairs bar which operated until the other year (has since been replaced by other bar) had won architectural awards and was a key place in the revival/format'ion of Melbourne's laneway bar culture.</p> <p>The Italian Waiters Club, opened in 1947, was established as a place for waiters, mainly of Italian, Spanish and Greek backgrounds, to come together and eat, drink and play cards after finishing work at their respective restaurants. The owner clandestinely sold alcohol to patrons, at a time when selling alcohol after 6.00pm was illegal in Melbourne. Fitted out with a kitchen in the 1950s, the restaurant became infamous for its clientele, which included politicians, police, journalists and gangsters, due to its isolated location and discreet nature (Cody 2018).</p> <p><u>W R (Wally) Crichton</u>, owner 1952-1959, occupier 1945-c1955:</p> <p>It is likely the Italian Waiters Club was established by Wallace (Wally) Roy Crichton, a well known Melbourne caterer, who owned the building from 1952 to 1959, and whose business occupied the building from 1945 to c1955. Crichton also owned a number of pastry shops in the suburbs in the 1930s and 1940s (Argus 24 July 1945:4).</p> <p>In the 1930s, Crichton advertised his services as ‘caterer and hirer’ for weddings, dinners and socials, with ‘marquees, chairs, crockery etc’ for hire from Anzac Hall in Collins Street (Herald 2 December 1933:38; Herald 28 May 1935:18).</p> <p>During the economic depression of the 1930s, Crichton, then president of the Flemington and Kensington branch of the All-For-Australian League, organised a soup kitchen from the Kensington Town Hall that provided about 100 meals a day, mostly to school children (Herald 6 August 1931:12).</p> <p>Crichton was a Melbourne City councillor for the Hopetoun Ward from 1945 to 1954, and was elected general president of the Victorian Chamber of Catering Industries in 1948 (Advocate 19 November 1945:2; Argus 27 August 1954:1; Argus 6 December 1948:3).</p>	The Italian Waiters Club is of social significance for its strong and enduring associations as a Melbourne eating institution, made famous by its ‘secret’ location, unlicensed drinking, the casalinga style of cooking and as a place to see many renowned Melburnians – politicians, journalists and sometimes underworld figures. It is an important place of informal social congregation for Melburnians, initially created as an informal club by waiters seeking a place to socialise after work, but soon becoming a highly desirable place to those ‘in the know’, with its anonymity forming part of the attraction. Its social significance is evidenced by its regular, long-term and continuous use as a casalinga style restaurant and informal

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)	
					<p>An avid supporter of the Essendon Football Club, Crichton served the club continuously, sometimes in multiple roles, for an unbroken period of 34 years. Crichton was wounded in World War One and lost a leg. This ended any ambition of playing football but instead he became a successful and long-serving club administrator. He was appointed Essendon president 1941 and held the position until his death in 1959. As a mark of the esteem with which Wally Crichton is held, the Essendon Football Club's best and fairest award was renamed the Crichton Medal in his honour (Essendon 2019).</p> <p><u>Sabbadini family</u>, owner 1993-present, occupier 1970s-present:</p> <p>Carlo and Fernanda Sabbadini purchased the Italian Waiters Club, located at 20 Meyers Place, in the late 1970s after they migrated to Australia in 1949 from the Friuli-Venezia-Giulia region in Italy's north. Settling in Fitzroy in 1950, and Carlo started working in Melbourne's hospitality scene. The restaurant came into the spotlight in 1978 when 30 patrons in the restaurant were held under siege. The building was purchased by the Sabbadini family in the 1990s. The Waiters Restaurant continues to operate today under the management of Denis Sabbadini, the son of Carlo and Fernanda Sabbadini (CBD News 30 August 2016, Cody 2018).</p> <p>Online articles</p> <ul style="list-style-type: none">• Melbourn— places to eat - best Italian cafes: How Melbourne became an Italian city outside Italy, http://www.traveller.com.au/the-coffee-loving-mother-who-helped-end-a-restaurant-siege-gtxdts• The Age, 'Proud histories', https://www.theage.com.au/lifestyle/proud-histories-20050412-gdzyha.html• The Waiter's Club Siege, 1978, http://marvmelb.blogspot.com/2013/02/the-waiters-club-seige.html• CBD News, 'Like father, like son', http://cbdnews.com.au/like-father-like-son/• Waiters Restaurant, https://www.br62ictoria62com.au/melbourne/cbd/restaurants/waiters-restaurant#• Icon review: The Waiters Restaurant, https://www.goodfood.com.au/the-waiters-restaurant-melbourne/icon-review-the-waiters-restaurant-20180502-h0zj9u• The Age, 'Trotter v Chopper, day of judgment', https://www.theage.62ictoriaaational/victoria/trotter-v-chopper-day-of-judgment-20121130-2am3m.html	meeting place for around 55-60 years, and longer if the early club period is included. (Criterion G)	
70.	CitiPower former Melbourne City Council substation	10-14 Park Street MELBOURNE VIC 3000	Utility services building. Publicly owned but no public access. UNLIKELY				
71.	Former Princes Bridge Lecture Room	Princes Walk, Birrarung Marr MELBOURNE 3004	Lecture room for electrification of railway but no public access UNLIKELY				
72.	Former Victoria Club building	131-141 Queen Street MELBOURNE VIC 3000	Built for the Victoria Club, and occupied by them for many years. Variety of businesses: gallery, bar, café, training, offices. Victoria Club moved out in 1986. POSSIBLE	Maybe – club members as a cultural group.	<p>The Victoria Club still exists and used to be in the Rialto Building (1986 – to 2008) – they are no longer tenants there. I can't find any current listings. An ASIC search shows Victoria Club as a registered business name but gives no further details except that it was registered on 12/5/2015. (Victorian Club is also registered but is a sporting organisation).</p> <p>Message left at the Racing Museum and Hall of Fame? Re—earch Services - 400 Epsom Road, Flemington—, 1300 139 401 - contact@racingmuseum.com.au</p> <p>Cathcart, Michael, and Kate Darian-Smith (eds), <i>Place your bet: Gambling in Victoria</i>, The Australian Centre, University of Melbourne, Melbourne, 1996</p> <p>In a curious connection ...</p> <p>THOSE in the know say the late racecaller Bill Collins would be delighted. The traditional home of bookmakers and racing identities, the Victorian Club is looking for a new home and the money is on the Champions Australian Racing Museum at Federation Square. The 128-year-old club was forced to move out of the Rialto, its home for 20 years, due to rising rent, and is now based temporarily at the Naval and Military Club. Victorian Club general manager Max Williams told Diary nothing had been signed but the club hoped to relocate to the cobblestoned square e“rly next year. "We looked at a number of options, but th's is the one we're most interested in because of the connection to the ”acing industry." (SMH 2008 https://www.smh.com.au/politics/federal/new-home-for-victorian-club-really-fits-the-bill-20080602-2kv0.html accessed 11.6.2018)</p>	<p>The Victoria Club Building is of <u>potential</u> social significance for its long association and use by members of the Victoria Club. The Victoria Club closed around 2008-12 and no longer operates any premises.</p> <p>The Victoria Building was built by and was 'home' to club membe—s – bookmakers - for nearly 60 years, their first permanent club rooms and the location of the event that brought them notoriety, and that may have ultimately impacted the ability of the club to survive.</p>	

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>The membership of the Victoria Club could comprise a ‘community’ – we would need to demonstrate that they continue to exist.</p> <p>The Victoria Club has a clear association with the building at 131 Queen Street and because it was their long-term headquarters (the previous being in Bourke St) it may have strong associations for their members or for the organisation as a whole.</p>	<p>(Draft Criterion G – based on indicative values)</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time, as the connection between a place and a community being too distant due to the place not fulfilling a specified role for some time.</i></p> <p><i>As a result, Criterion H (Special association with the life or works of a person, or group of persons, of importance in our history [associative significance]) has the potential to be met instead of Criterion G.</i></p>
73.	Shop	215 Queen Street MELBOURNE VIC 3000	UNLIKELY			
74.	Former Ridgway Terrace	20 Ridgway Place MELBOURNE VIC 3000	Two-storey residence built in 1898 and remaining a residence today. UNLIKELY			
75.	Melbourne Theosophical Society, former Russell House	124-130 Russell Street MELBOURNE VIC 3000	Later use (1923 to 1972) for social and community service clubs. Place of social congregation. LIKELY	Australian Theosophical Society	<p>Early uses associated with commercial, manufacturing and retail.</p> <p>Australian Theosophical Society chartered 1895; purchased a building at 181-187 Collins St in 1916, and in 1936 built its headquarters there. In 1971 the ATS sold the building to the MCC for the City Square development. After leasing the Athenaeum Hall for a short period, ATS purchased 126 Russell Street and the building was ‘completely refurbished’ for the Society, with the building reopening in 1975 in this new format. The ground and first floors were the focus for the ATS’s activities, and the upper levels were leased. Today retains Theosophical Society Bookshop (or TS Bookshop) and is the home to the Society.</p> <p>The Melbourne Theosophical Society (part of ATS) is an active, membership-based organisation.</p> <p>The Melbourne Theosophical Society has a continuing, long-standing and direct association with this building which was refurbished in 1975 for the Society to enable it to undertake activities for its members. Many of its activities and events are also open to the public. The spaces used by the Society are of primary importance in relation to criterion (g).</p>	124-130 Russell Street is of social significance for its long-standing associations with the Melbourne Theosophical Society as its headquarters and the location of its library, bookshop and meeting spaces. 124-130 Russell Street is of social significance as a long-standing meeting place where those interested in theosophy meet, learn and exchange ideas. (Criterion G)
76.	Shop	166 Russell Street MELBOURNE VIC 3000	Retail shop – currently a beauty salon. Variety of past uses, no recent uses appear likely to have generated a strong or special association. UNLIKELY			
77.	Sanders and Levy building	149-153 Swanston Street MELBOURNE VIC 3000	Shops and commercial. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
78.	Former Bank of Australasia	152-156 Swanston Street MELBOURNE VIC 3000	Originally a bank, then commercial and retail premises. No long-standing retailers. UNLIKELY			
79.	Shop & dwelling	215-217 Swanston Street MELBOURNE VIC 3000	Shop and residence with variety of occupiers over the years. UNLIKELY			
80.	Former Manchester Unity Oddfellows Building	335-347 Swanston Street MELBOURNE VIC 3000	Currently student accommodation. UNLIKELY			
81.	CitiPower former Melbourne City Council substation	11-27 Tavistock Place MELBOURNE VIC 3000	Utility services: closed as a substation possibly 1995 or later, then used as storage, for band rehearsal space and recently converted into corporate office space for Beon Energy Solutions, a subsidiary of CitiPower. UNLIKELY			
82.	Metropolitan Hotel	263-267 William Street MELBOURNE VIC 3000	Place of social congregation for more than 160 years, providing a meeting place for particular organisations and groups, as well as for informal meetings, social activities and celebrations. POSSIBLE	People from the law courts or Melbourne's 'law precinct' are noted as the clientele of the hotel.	<p>The Metropolitan Hotel is of social significance for its role as a place of social congregation. The social significance is evidenced by the regular, long-term, and continuous use as a hotel – a 'public house' – and continues to serve that function today. Aim of research was to identify the clientele – other research indicated that it was likely to be people from the law courts. In terms of proximity, the hotel is very close to the Melbourne Magistrates Court (233 William St), and not far from the County Court (at 250 William Street since 2002).</p> <p>From 1843, the Supreme Court occupied premises at the corner of Russell and La Trobe streets, next to the Old Melbourne Gaol and with the County Court nearby. In February 1884, new law courts were opened on the south-east corner of William and Lonsdale streets, to house the Supreme Court, the County Court and other courts. In 1969, the County Court moved to the south-west corner of those streets and in 2002 to the north-east corner. http://www.emelbourne.net.au/biogs/EM00413b.htm</p> <p>The Melbourne Magistrates' Court and its predecessors operated on the old Supreme Court site, at the corner of Russell and La Trobe streets, from the early 1890s until moving in 1994 to a new building in the legal precinct, on the north-west corner of William and Lonsdale streets. (http://www.emelbourne.net.au/biogs/EM00413b.htm)</p> <p>Increased legal business led the government to erect a new County Court building in William Street in 1969 (replaced in 2002 by a building on the diagonally opposite corner); (http://www.emelbourne.net.au/biogs/EM00845b.htm)</p> <p>According to e-Melbourne, the Metropolitan Hotel is close to Melbourne's current legal precinct: Melbourne's legal precinct is primarily the area bounded by Collins, William, Lonsdale and Queen streets, in or near which the legal profession, courts and government offices associated with the legal system are concentrated. (http://www.emelbourne.net.au/biogs/EM00845b.htm)</p> <p>Newspapers</p>	The Metropolitan Hotel is of social significance for its long connections with the city, as a place of social congregation for more than 160 years, providing a meeting place for particular organisations and groups, as well as for informal meetings, social activities and celebrations. The social significance of the Metropolitan Hotel is evidenced by the regular, long-term, and continuous use as a hotel – a 'public house' – serving the legal fraternity and court visitors in particular and continuing to serve that function today. (Criterion G).

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>Legal connections evidence in newspaper searches. Articles that refer to the hotel include the –ollowing.</p> <ul style="list-style-type: none">• 2017 - 'Y' not join us for our 50th anniversary, Herald Sun, October 15, 2–17, p. 5'• 2016 - Lawyers' pub, Metropolitan Hotel for sale, Simon Johanson, Business section, The Age March 9, 20–6, p. 28.• 2009 - Examples of community events and fund–aisers –• 2007 - 'Top newsman h'lped transfor' 'frumpish tart' – OBITUARIES, John Lahey, The Age, October 5, 2–07, p. 7.• 2006 - SEE, DRINK AND TASTE VICTORIA, MX (Melbourne, Australia), March 24, 2–06, p. 19• 2006 - Workers still enjoy a beer, but with caution, REKO –ENNIE, The Age - June 29, 2006, p– 11.• 1998 LAW - WHO SHAPES MELBOURNE, CAROLINE MILBURN, The Age, October 26, 19–8, p. 13.• 1997 - 'Th– view–from the - bar - Can I g–t you a drink? - 'The Drinking Issue, Suzanne Brown with Sophie Douez, Sunday Life section, The Age December 14, 1–97, p. 12• 2013 - When murder takes on a –ife of its o–n - NAKED CITY--'DEADLY TRUTH - 'Interview techniques varied from regu'ation to robust', JOHN SILVESTER, The Age, 31 August 2013, p. 24.	

Individual postwar places

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
83.	Hoyts Mid City Cinemas	194-200 Bourke Street MELBOURNE VIC 3000	Former Hoyts cinema. UNLIKELY			
84.	Royal Mail House	253-267 Bourke Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
85.	Former Coles and Garrard Building	376-378 Bourke Street MELBOURNE VIC 3000	Retail and office – work place. UNLIKELY			
86.	Former Dalgety House	457-471 Bourke Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
87.	Law Institute of Victoria, former London Assurance House	468-470 Bourke Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
88.	AMP Tower and St James Building Complex	527-555 Bourke Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
89.	Office Building	589-603 Bourke Street	Office & commercial – work place.			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		MELBOURNE VIC 3000	UNLIKELY			
90.	Apartment building	13-15 Collins Street MELBOURNE VIC 3000	Private residential apartment – 1960s. UNLIKELY			
91.	Coates Building	18-22 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
92.	Former Reserve Bank of Australia	56-64 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
93.	Former Gilbert Court	100-104 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
94.	Wales Corner	221-231 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
95.	Former Commercial Banking Company of Sydney Building	251-257 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
96.	Former Bank of Adelaide Building	265-269 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
97.	Former Allans Building	276-278 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
98.	Former MLC Building	303-317 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
99.	Former Colonial Mutual Life Assurance Building and plaza with	308-336 Collins Street MELBOURNE VIC 3000	UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
	'Children's Tree' Sculpture					
100.	Former AMP Building	344-350 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
101.	Former Commonwealth Banking Corporation Building	359-373 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
102.	Former Legal & General House	375-383 Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
103.	Praemium House, former Atlas Assurance building	404-406 Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
104.	Royal Insurance Group	430-442 Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
105.	Former Guardian Building	454-456 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
106.	Former Australia-Netherlands House	468-478 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
107.	Office Building	516-520 Collins Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
108.	Former Hosies Hotel	1-5 Elizabeth Street MELBOURNE VIC 3000	Hotels serve as important social/community meeting places. POSSIBLE	Hotel patrons – no connections identified beyond occasional use		
109.	Former Australia Pacific House	136-144 Elizabeth Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
110.	Former Bryson Centre	174-192 Elizabeth Street MELBOURNE VIC 3000	Office, commercial hotel & commercial – work place. UNLIKELY			
111.	Former Exhibition Towers	174-192 Elizabeth Street MELBOURNE VIC 3000	Private residential UNLIKELY			
112.	Former Batman Automatic Telephone Exchange	376-382 Flinders Lane MELBOURNE VIC 3000	Utility services – work place. UNLIKELY			
113.	Former State Savings Bank	258-264 Little Bourke Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
114.	Former Methodist Church	130-134 Little Collins Street MELBOURNE VIC 3000	Church administration and meeting rooms POSSIBLE	No longer in Church ownership		
115.	Equitable House	335-349 Little Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
116.	Cowan House	457-469 Little Collins Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
117.	Stella Maris Seafarer's Centre	588-600 Little Collins Street MELBOURNE VIC 3000	Potential – Although the building is from the early 1970s, the club has been established in a warehouse formerly there, and the current building was purpose-built and expanded to serve the club. POSSIBLE	Members of the Stella Maris centre – for the continuing use by the centre. The centre was built in 1972 and extended in 1981 to provide welfare services to those in the shipping trade. Members of the Catholic church (St Augustine's) – the seafarers have been always associated with the Catholic church behind the subject site.	(The St Vincent de Paul Society was founded in Australia on 5 March 1854 at St Francis' Church, Lonsdale Street, Melbourne by Fr Gerald Ward. Fr Gerald Archbold Ward was born in London 1806 and migrated to Australia on the 787-ton Digby on 7 September 1850 with Fr Patrick Dunne and 42 other passengers. Fr Ward died the 14 January 1858 at the age of 52. REF https://www.vinnies.org.au/page/About/FAQs/Who_founded_the_St_Vincent_de_Paul_Society_in_Australia/) In 1857 the Victorian Seaman's Mission was founded in Melbourne. In 1906/07 it merged with the organisation that is now known worldwide as the Mission to Seafarers. The first premises for the Mission was on an ex-prison hulk called the Emily anchored in Hudson Bay at Williamstown. The hulk was painted with the title "The Bethel Sailors' Church" but was known as the Bethel Floating Church. By the mid-1890's, there was a definite need to establish a new branch of the Mission in the central Melbourne area, as most ships at this stage were berthing along the Yarra River rather than at Port Melbourne. A decade later, after much negotiation and under the impetus of the Reverend Alfred Gurney Goldsmith, a site was leased from the Melbourne Harbour Trust fronting Australia Wharf in Siddeley Street, near to an existing Sailor's Rest. In 1917 the Mission moved to its current location a short distance away ... (https://missiontoseafarers.com.au/history/) This denominational approach – with both Catholic and Anglican churches offering support to seafarers reflects What does Stella Maris do: Stella Maris centres are part of the Catholic Church's official missionary work in its care of seafarers.	The Stella Maris Seafarer's Centre is of social significance for its strong association with a Catholic community of lay staff and volunteers, and religious staff, that offer a dedicated mission to seafarers through their work at the Centre and at Melbourne port. The Stella Maris Seafarers' Centre was created through the efforts of this community, and the association is long-standing. The social significance of the Stella Maris Seafarer's Centre is reflected through a strong sense of connection and shared community identity along with a sense of ownership and pride in the Centre

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p>These centres are a key component of the Apostleship of the Sea (AoS), an agency which is operated globally under the auspices of the Pontifical Council for the Pastoral Care of Migrant and Itinerant People in Rome. How many centres in Australia?</p> <p>Mission statement – 'To provide a 'home away from home' for all seafarers; ensuring the spiritual, social and material needs of seafarers are met – regardless of nationality, ethnicity, faith, gender or social standing.</p> <p>The Apostleship of the Sea provides pastoral care to all seafarers and maintains the Stella Maris Centre as a support base.</p> <p>Ship visitors make primary contact with ships' crews and spend time assisting them in various tasks.</p> <p>Chaplaincy services are coordinated through Stella Maris and offered to seafarers upon request.</p> <p>Stella Maris buses travel to and from the docks constantly and provide a much needed transport service for seafarers.</p> <p>At the Centre, seafarers are provided with an opportunity to communicate with family and loved ones, relax away from their work and living environment, and equip themselves with basic necessities. They are greeted with friendly faces - our staff and volunteers - who provide every possible assistance; naturally, many interesting conversations take place.</p> <p>Who is part of Stella Maris?</p> <p>Throughout its history, Stella Maris has relied on dedicated staff, volunteers, ship visitors and assisting priests, and they continue to care for seafarers with generous hearts - all in the spirit and tradition of the missionary work of the Apostleship of the Sea (http://stellamaris.org.au/)</p>	as a place and the services offered. (Criterion G)
118.	Former AMP Building	402-408 Lonsdale Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
119.	Laurens House	414-416 Lonsdale Street MELBOURNE VIC 3000	Primarily offices with variety of tenants and considerable changes over period 1956-present. UNLIKELY			
120.	Lonsdale Exchange Building	447-453 Lonsdale Street MELBOURNE VIC 3000	Utility service. UNLIKELY			
121.	Former Union House	43-51 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
122.	Former National Bank of Australasia Stock Exchange Branch	85-91 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
123.	Former Ajax House	103-105 Queen Street MELBOURNE 3000	Office – work place. UNLIKELY			
124.	Former RACV Club	111-129 Queen Street MELBOURNE	Community service club – membership based. The RACV	Associated with the RACV organisation, a membership-based	<p>Built for the RACV to serve both as offices and a social club for members with accommodation, bars, lounges and dining areas. The RACV can be considered a cultural group in terms of the definition.</p> <p>Occupied by RACV from 1961 to 2007. RACV has moved its city club and office facilities to 501 Bourke Street.</p>	The former RACV Club building is of social significance for its strong and long-standing

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
		VIC 3000	developed into a strong advocacy NGO. Place of social congregation. POSSIBLE	club, and club members.	<p>The association has considerable duration and is a direct association.</p> <p>History (from http://www.racv.com.au/, accessed 13.6.2018)</p> <p>The RACV was formed as the Automobile Club of Victoria in 1903, intended as a ‘social club for car and motorcycle owners to enjoy motor sports and touring’. The Club created opportunities for its members to engaging with ‘motoring’ as a leisure activity. The development of club premises in the city was followed by the creation of the Healesville country club in 1952. Today the RACV operates five resorts across Victoria as well as the City Club (now at 501 Bourke Street) and the Healesville Country Club.</p> <p>As well the Club developed road safety programs in schools, advocated for improvements to roads and road safety and established its roadside emergency assistance scheme.</p> <p>(Quote) ‘The first Club premises were three rooms rented from the Reform Club, at 243 Collins Street, including a billiard room, reading room and luncheon room/bar. By 1908, increasing membership led to a move to the larger Equitable Building at 91 Elizabeth Street. With female members welcomed to the Club the following year, an afternoon tea room and ladies’ lounge were added.’</p> <p>‘The Club built its own headquarters at 94 Queen Street in 1925, including a fine dining room and even its own hairdresser. Key postwar developments included the 1952 country club at Healesville, complete with extensive sporting facilities, and new headquarters at 123 Queen Street, which the Club moved to in 1961.’</p> <p>Interviews</p> <p>Contacted two people from the organisation and was advised that:</p> <p>People felt a strong connection to the fmr RACV headquarters;</p> <p>The Club is a social club – so comparable to other clubs – with spaces for socialising, eating, library, billiard room, spaces for larger events, accommodation, sports areas (squash);</p> <p>people used club headquarters to socialise, to meet with colleagues (the building was in the financial district of Melbourne – for many the club was an extension of their office);</p> <p>The event spaces were used for weddings, anniversaries etc for members;</p> <p>It was an old-fashioned club – quite formal and there were many strong relationships between club members and staff (she suggested that these relationships were important for staff, many of whom were long serving – for example the doorman who knew Club members by name; and</p> <p>Club members felt a strong connection to the place, and after it was sold there was a period where the former club rooms were used for a night club and there were police incidents.</p> <p>Newspapers</p> <p>Looked for RACV via News Bank which includes recent media. The most prominent are stories about events – talks, lectures, announcements at the RACV club – along with the significant people in Melbourne society who met there. Clearly the ‘clubs’ theme is relevant. Articles that refer to the association include the following.</p> <ul style="list-style-type: none">• 2007 - Past hurts forgotten, a tennis champion celebrates, Carolyn Webb, News section, The Age, 26 October 2007.• 2005 – Stephen Mayne running for RACV Board and conflict over ‘declarations’ in election material• 2005 – list of facilities in the new club (Bourke St) - Clubs facilities at their fingertips will include:• 2004 - Resurrecting a favourite pastime - SATURDAY READ (Greg Baum, The Age, 13 November 2004, Sport section, p. 2• 2002 – Spy – Lawrence Money, The Age 26 May 2002, p. 20• 2002 - ‘Laws feed fear as poor go hungry’ - FEEDING HABITS, Daniel Silkstone, The Age 7 April 2002, p. 12• 2001 - STATE WATCH – VICTORIA, Philip Hopkins, Business Section, The Age, 26 March 2001, p. 4• 2001 - STATE WATCH – VICTORIA, Philip Hopkins, Business Section, The Age, 29 January2001, p. 4• 2000 - STATE WATCH – VICTORIA, Business Section, The Age, 1 May 2000, p. 5• 1999 – A kinder, gentler Jeff? - (PART ONE) – FEATURES, Michael Gordon, The Age, 6 March 1999• 1998 - Trick or tripe’, John Lethlean, Epicure, The Age, 13 October 1998, p. 1• 1996 – Hospitality in the real world, News section, The Age, 24 January 1996, p. 24.• 1995 - SNAKES AND LADDERS, News Section, The Age, 10 October 1995.• 1995 - The Jan Wade Story, Peter Wilmoth, The Age, 28 May 1995, p. 1.	association with the RACV Club members, staff and board. Designed as a central city meeting place for members, the club facilities served as a place of social congregation for RACV members for more than 45 years. Members used the Club as a place for business and for personal celebrations and events, resulting in a strong and continuing sense of connection to the premises even after the club had moved to its new premises. (Criterion G)

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<ul style="list-style-type: none"> 1995 - Rising to the challenge to keep the balance, Rachel Buchanan, News Section, The Age, 9 January 1995. 	
125.	Former South British Insurance Company Ltd Building	155-161 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
126.	Former Sleigh buildings (H C Sleigh Building & former Sleigh Corner)	158-172 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
127.	Former Houston Building	184-192 Queen Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
128.	Former Law Department's building	221-231 Queen Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
129.	Former State Savings Bank of Victoria	233-243 Queen Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
130.	Lyceum Club	2-18 Ridgway Place MELBOURNE VIC 3000	Community service club – membership based – for professional women: Place of social congregation. Continuing use as the Lyceum Club. LIKELY	Associated with the Lyceum Club and its members. It is a club for professional women.	The building was built and adapted regularly to meet the changing needs of the club and its membership. The organisation dates to 1912, and the building to 1959. The building was purpose built for the club and is its first permanent home (previous spaces were leased). Construction of the building enabled an expansion of the membership of the club and development of facilities for members. The Lyceum Club, as an organisation has been highly influential in the lives of generations of Victorian women. There is a direct association between the organisation, membership and the building that has endured for nearly 60 years.	The Lyceum Club is of social significance for its strong and enduring association with the organisation and its membership. The building reflects the aspirations and needs of the organisation in providing and sustaining a place of social congregation and intellectual exchange amongst professional women. (Criterion G)
131.	Former Russell Street Automatic Telephone Exchange and Postal Building	114-120 Russell Street MELBOURNE VIC 3000	Utility services, former post office. UNLIKELY			
132.	Treasury Gate	93-101 Spring Street MELBOURNE VIC 3000	Private residential apartment – 1960s. UNLIKELY			

No.	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
133.	Park Tower	199-207 Spring Street MELBOURNE VIC 3000	Private residential apartment – 1960s. UNLIKELY			
134.	Former State Savings Bank of Victoria	45-63 Swanston Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
135.	Former Dillingham Estates House	114-128 William Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			
136.	Office Building	178-188 William Street MELBOURNE VIC 3000	Office & commercial – work place. UNLIKELY			
137.	Nubrik House	269-275 William Street MELBOURNE VIC 3000	Office – work place. UNLIKELY			

Revisions to existing individual heritage overlays

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
138.	Former Melbourne City Council Power Station (HO737)	(Part of) 617-639 Lonsdale Street, 651-669 Lonsdale Street, 602-606 Little Bourke Street and 620-648 Little Bourke Street MELBOURNE	Electricity substation. Utility services building. Publicly owned but no public access. UNLIKELY			
139.	Gothic Chambers and warehouse (HO1005)	418-420 Bourke Street and 3 Kirks Lane MELBOURNE	Retail and commercial. UNLIKELY			
140.	Former Markillie’s Prince of Wales Hotel (HO1041)	562-564 Flinders Street and rear in Downie Street MELBOURNE	Now a residential hotel. UNLIKELY			

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
141.	Thomas Warburton Pty Ltd Complex (HO1052)	384-386 Bourke Street, 365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane MELBOURNE	Industrial and commercial. UNLIKELY			

Precincts

No	Place	Location	Social value
1.	Precinct	Drewery Lane	
2.	Precinct	Flinders Lane East	POSSIBLE - Associated with textile, garment and finishing trades well into 1970s POSSIBLE – Associated with Bennett’s Lane Jazz Club (has since been demolished)
3.	Precinct	Little Lonsdale Street (precinct extension)	
4.	Precinct	Swanston Street North	
5.	Precinct	Swanston Street South	

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
142.	Flinders Lane East	See map and citation	POSSIBLE Section of Flinders lane comprising buildings along the south side of the street from Russell Street east to 145 Flinders lane. It includes several laneways.	Maybe – primarily memory-based association with Melbourne community. ACDC Lane.	<p>Primary use of the buildings historically was as small-scale manufacturing, with new development associated with the ‘rag trade’ from the 1920s creating larger-scale factories. This use declined from the 1960s in Flinders Lane, being replaced by other uses including art-based activities, and more recently residential apartments and offices.</p> <p>Community memory that associates Flinders Lane with the ‘rag trade’ appears to continue to be interpreted via walking tours. A specific connection with the Jewish community is reflected in a current exhibition on the Jewish Museum.</p> <p>Of the lanes within the precinct ACDC Lane is the best known - there should be some reference to the naming of ACDC lane – (http://www.emelbourne.net.au/biogs/EM01680b.htm)and this CoM walk too – (https://whatson.melbourne.vic.gov.au/visitors/Documents/Melbourne_Music_Walk_June2017.pdf)</p> <p>‘In 2008, ACDC Lane contained cafés, restaurants and clubs as well as an installation by Lou Weis and Jan Van Schaik called 'Over Logo', and numerous other works of street art. An electrical fire in June 2008 caused some damage to the buildings of ACDC Lane, including the rock 'n' roll club 'Cherry Bar', but just two days later, the laneway hosted an all-ages rock concert amongst the scorched buildings’ (eMelbourne http://www.emelbourne.net.au/biogs/EM01680b.htm, accessed 11.6.2018)</p> <p>Anticipated nature, duration, continuity</p> <p>Having googled around a bit – I found a few things that offer a bit more social history: (https://artguide.com.au/art-plus/flinders-lane-walk; https://www.theweeklyreview.com.au/domain/1821351-fashionable-flinders-lane/)</p> <p><i>A walk down Flinders Lane reveals much about its fashionable past and the personalities, businesses and buildings that were once part of the rag trade.</i></p> <p><i>Melbourne’s Jewish community played a key role in creating the city’s rag trade – or schmatte business – and elements of this can be seen in the Calling Australia Home exhibition at the Jewish Museum of Australia.</i></p> <p><i>The new permanent exhibition tells some of the stories of generations of Australian Jews and looks at why they came to Melbourne, the lives they built here and how the Jewish community contributed to life in the city, including their leading role in the city’s rag trade.</i></p> <p><i>“The fashion industry was at its height during the postwar era,” says heritage architect, Chris Smith, who has led walks along Flinders Lane with Jewish Museum of Australia guide Marie Hirsh. Smith’s father-in-law was Morris Finkelstein, who ran a clothing business and showroom in Flinders Lane.</i></p> <p><i>“There was the full range of fashion activities in the lane – from button and zipper suppliers to manufacturers, wholesalers and retailers,” says Smith.</i></p>	<p>Of potential social significance for its associations with the ‘rag trade’ for those involved – business owners, workers and shoppers – including for the Jewish community given their strong postwar associations which endure in memory and have been recently represented in the Calling Australia Home permanent exhibition in the Zelman Cowen Gallery of Australian Jewish History that opened in January 2016. The ‘rag trade’ connections of Flinders Lane may persists in the memory of Melbournians and appears to continue to be recalled through history walks that present this history to new audiences.</p> <p>ACDC Lane has been a popular focus for street art in the city, popular for “<i>physical embodiment of Melbourne's enduring love affair with dirty, low-down rock 'n' roll. Home to the infamous Cherry Bar, where every young boon and swashbuckler has gotten into strife at some stage, this little corner</i></p>

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					<p><i>“Rents were cheaper than in the main streets of the city, there were plenty of large warehouses and the lane was conveniently close to the wharves. “It was a very hard-working part of the city but there were some big society events, too. The annual Gown of the Year awards ceremony was a big affair and organisers would even roll out a red carpet in the lane for that occasion.”</i></p> <p>The Jewish Museum reference is - Calling Australia Home is the new permanent exhibition in the Zelman Cowen Gallery of Australian Jewish History. Opened January 2016 (https://www.jewishmuseum.com.au/exhibitions/calling-australia-home/)</p> <p>Association</p> <p>I am not convinced that we could argue a strong case on social significance but suggest instead that there is a bit more in historical significance:</p> <p>renowned for its connection to the ‘rag trade’ or ‘traditionally connected to Melbourne’s rag trade’ or ‘widely recognised as once the home of the city’s rag trade’ – or ‘well known as being the heart of the city’s rag trade’ - I am trying to get in the idea that people know about it and recognise this aspect of the history without going down the ‘strong and special association path’.</p> <p>important associations with Melbourne’s Jewish community, with many Jewish family businesses playing a role in the fashion, clothing and manufacturing businesses in Flinders Lane (H – i.e. history)</p>	<p><i>of the city is what kick-started the laneway lifestyle way back when.”</i></p> <p>recognised as a has become a focus form street art in the city of Melbourne, (Draft Criterion G – based on indicative values)</p> <p><i>Research on the social values of this place has been inadequate to justify the application of Criterion G at this time</i></p>
143.	Little Lonsdale Street precinct	As pre precinct citation	<p>POSSIBLE</p> <p>Bennetts Lane Jazz Club – 25 Bennetts Lane (Contributory) – does this place create sufficient social value to apply to the whole of the precinct?</p> <p>Note that this place is Contributory so won’t have its own citation.</p>	<p>Yes – specifically for 25 Bennetts Lane (Jazz aficionados only)</p>	<p>Past uses have been small scale manufacturing; jazz club for 28 years. Place type would be recognised as public – and attracting a particular audience (cultural group). LIKELY for this specific place.</p> <p>The following notes are my attempt to see if it is currently an active venue!</p> <p>Has a Facebook page – to quote “Bennetts Lane Jazz Club now has a new owner in David Marriner who believes in reassessing what it means to be "the world's best jazz club" (Lonely Planet). We will reopen in our new Flinders Lane premises in 2018 - YAY!”</p> <p>The Jazz Club closed in Feb 2017 (https://www.facebook.com/events/598851653648450/)</p> <p>Some references to its history and meaning:</p> <p>http://www.beat.com.au/music/live-music-venue-bennetts-lane-reopen (appears to be an article from 2017)</p> <p><i>“With a history stretching back over 24 years, Bennetts Lane played host to numerous jazz greats and local legends. Long-time manager Megg Evans will continue to work with the club alongside owner and entrepreneur David Marriner, who acquired Bennetts in early July.</i></p> <p><i>Freshly announced gigs to break in the new Bennetts' stage include performances from Sugarfoot Ramblers, Fem Belling, The Furbelows, Andrew Hagger, The Largerphones and Yvette Johansson.</i></p> <p><i>"We have a great vision for Bennetts Lane Jazz Club to return anew, just as dedicated, refreshed and renewed," said Evans in a statement. Bennetts Lane will open its doors once again on Thursday August 27, with a rumoured Brunswick location. Stay tuned to Beat for more details. “</i></p> <p>Perhaps Wiki – is the clearest - https://en.wikipedia.org/wiki/Bennetts_Lane_Jazz_Club</p> <p>EMelbourne: At the start of the twentieth century, Bennetts Lane was sordid and poorly lit. Police reports document complaints about drunken vagrant men and women in the alleys of the vicinity, and the Chinese residents of Exploration Lane reported frequent robberies and disturbances. In 1928, Bennetts Lane also contained a Salvation Army soup kitchen. In 2008, Bennetts Lane still offers little to look at, but at its far end a popular jazz club has been named in its honour. (http://www.emelbourne.net.au/biogs/EM01707b.htm)</p> <p>Its on Trip Adviser and seems to have reopened in the old location But links to website go to Facebook page and the last event seems to have been a pop-up near St Pauls....</p> <p>The David Marriner website says nothing about reopening - https://marrinergroup.com.au/history - a person from Marriner Group spoke at the second Melbourne Conversations walk and – we could get his details and ring him – he was full-bottle on history! But do we care enough?</p> <p>Its not a venue for the current Melbourne International Jazz Festival 2018 (http://www.melbournejazz.com/) – it may be that the JazzLab – in Brunswick and started by the man who started Bennetts Lane is now ‘the’ place!</p> <p>Anticipated nature, duration, continuity</p> <p>Reading the history, I am struck by the diversity of migrants who established businesses here in the 1890s-??. This seems – its not about ‘immigration’ but rather about migration and creating enterprises – this part of the city allowed that to happen (cheap rents??)</p> <p>Association</p>	

No	Place name	Address	Step 1 Preliminary Sieve	Step 2 Community connections	Associations	Social significance (Criterion G)
					Bennett's Lane Jazz Club – 1992 onwards – does not warrant more than a mention as an historical land use – for example as – 'popular jazz club' or 'well-known jazz venue from 1992 onwards. Bennetts Lane has now been demolished.	

A5 BENCHMARKING INTEGRITY FOR BUILT HERITAGE PLACES

Relating integrity to significance

A useful question to ask is whether the place is still **legible** in terms of the values for which it is significant. This is hard to do without the basic information of what the building was used for and when it was built and changed, because it goes beyond the fabric of what is seen.

Determining legibility in terms of the values for which a place is significant is a different question to ‘what is its level of alteration?’ However, the level of alteration still forms part of the consideration of integrity.

CoMMaps provide useful basic information on a place and it is useful to have this as a starting point.

It will commonly be the case that a place within the Hoddle Grid has:

- Historic value (associated with the broad themes and activities that have shaped the Hoddle Grid. (Criterion A)
- Representative value (to what class of place does it belong and is it a seminal or representative example?) This is where the comparative analysis and benchmarking lies. (Criterion D)
- Aesthetic value (what are the particular features or attributes of the place?) These may be tangible or intangible. Aesthetic value is not always about the visual. (Criterion E)

A small number of places may have technical value (Criterion F), and/or social value (Criterion G). Some may have also have associational value (Criterion H) or rarity value (Criterion B).

Common issues for the Hoddle Grid

In looking through many places of a similar type, or even across many types, it is useful to have some benchmarks that indicate what level of integrity a place may possess.

Upper floors

Additional floors on a building may lower integrity if they are visually dominate the historic elevation or where not part of the original design intent. One or two extra floors may be accommodated on a six-storey place without lowering the integrity to a great degree. Two additional floors on a two-storey building may make the heritage values of the place illegible.

Q. Is the class of place still legible (i.e. as an example of a mid-rise building?)

Ground floor alterations

Generally, the city centre has a high degree of alteration to ground floors. There will be very few places with intact shopfronts or entries. The extent will vary considerably but often it is the presence of other changes that will be more important.

Q. Is the ground floor alteration also combined with other alterations to the exterior?

Windows replaced across the whole façade

Many places will have a new set of window frames and glazing across the whole façade. Where the glazing system is an attribute of significance (i.e. a curtain wall office tower) loss of this may be important. Where a set of new window frames have simply been inserted into a masonry wall, this may not be so important, i.e. the windows are not a particular attribute of significance.

Balconies added to the front façade

Balconies added during conversion from office use to residential use may change a place's presentation profoundly and may be a factor in a place not reaching a threshold.

Façade only

A retained façade when the rest of the building has been demolished will rarely make the threshold as a place of significance in its own right. Its integrity is simply too low. An exception might be as part of a precinct if it is one of a related set of places so that it contributes to the precinct.

Refaced or recoated walls

Alterations to the traditional wall surfaces of brick, render or stone may reduce integrity and when combined with other alterations such as window replacement, may fall below threshold.

Benchmarking integrity

Benchmarking integrity is simply a method of comparison across many places to establish where a threshold for recommendation to the Heritage Overlay may be.

This is a comparative exercise for each locality and is in relation to the places being assessed. For the Hoddle Grid and the city centre in its entirety, the benchmark for integrity is quite low given the high degree of change that has happened to the area.

Looking at large numbers of places in typological groups across the Hoddle Grid a three-tier approach to benchmarking integrity has been adopted. This is based on classification into four different building morphologies and their common attributes. It has a three-tier scale of At, Above or Below benchmark.

There will also be exceptions that don't fall neatly into this approach or where there are additional attributes that may elevate a place to meet a threshold.

Building morphology and characteristics***Low Rise (One to three storeys), 1880s - 1910s***

Masonry walls

Windows set within the walls

Roof form visible or with parapet

Small openings to ground floor (if manufacturing, residential or office use) or larger areas of glazing (retail use)

Medium Rise (Four to seven storeys), 1920s - 1940s

Masonry walls

Windows set within the walls or in horizontal bands

Ground floor may have larger areas of glazing

High Rise (above 8 storeys), 1950s - 1975

Steel or concrete structure with cladding or exposed concrete frame construction

Windows set within pre-cast panels or curtain wall

Variety of lightweight cladding materials may alternate with glazing to form a façade pattern

Large areas of glazing to ground floor

Benchmark indicators

Type of building	At benchmark	Above benchmark	Below benchmark
Low Rise (One to three storeys)	<p>Original storey height and form legible, may have small-scale additions to upper floor such as those behind a parapet.</p> <p>Windows that reflect the original pattern of fenestration. Frames and sashes may have been replaced.</p> <p>Ground floor changed.</p> <p>Wall surfaces of the original materials.</p>	<p>Original scale maintained -no upper floor additions.</p> <p>Original glazing pattern and good evidence of frames/sashes.</p> <p>Ground floor may be changed but not excessively.</p> <p>Wall surfaces of the original materials.</p>	<p>Original scale not legible e.g. two or more stores added.</p> <p>Glazing pattern considerably changed.</p> <p>Ground floor changed.</p> <p>Wall surfaces changed by coating or recladding.</p> <p>Façade only remains.</p>
Medium Rise (Four to seven storeys)	<p>Original storey height and form legible, may have one or two floors added.</p> <p>Windows that reflect the original pattern of fenestration. Frames and sashes may have been replaced.</p> <p>Ground floor changed</p> <p>Wall surfaces of the original materials</p> <p>No balconies added.</p>	<p>Original scale maintained -no upper floor additions.</p> <p>Original glazing pattern and good evidence of frames/sashes.</p> <p>Ground floor may be changed but not excessively.</p> <p>Wall surfaces of the original materials.</p> <p>No balconies added.</p>	<p>Original scale not legible, four or more stores added.</p> <p>Glazing pattern considerably changed.</p> <p>Ground floor changed.</p> <p>Wall surfaces changed by coating or recladding.</p> <p>Balconies added.</p> <p>Façade only.</p>
High Rise (above eight storeys)	<p>Original scale of building legible but may have one or two storeys added.</p> <p>Glazing or curtain wall may have been replaced but still reflects original characteristics.</p> <p>Ground floor changed.</p> <p>No balconies added</p>	<p>Original scale maintained -no upper floor additions.</p> <p>Original glazing pattern including early curtain wall glazing.</p> <p>Ground floor may be changed but not excessively.</p> <p>Wall surfaces of the original materials.</p>	<p>Original scale not legible.</p> <p>Curtain wall replaced, and glazing pattern considerably changed.</p> <p>Ground floor changed.</p> <p>Wall surfaces changed by recladding</p> <p>Balconies added.</p>

A6 PLACES NOT RECOMMENDED FOR HERITAGE OVERLAY

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Introduction

This document identifies places that were nominated for inclusion in the Hoddle Grid Heritage Review, but which were not progressed for assessment, and the reasons why. The reasons include one or more of the following:

- Substantially altered.
- Low integrity.
- Low architectural quality.
- Comparable with Contributory places in a precinct but not warranting an individual Heritage Overlay.
- Theme or place type represented in the Heritage Overlay.
- Demolished.

The document does not include:



- laneways, open spaces, streets or infrastructure such as cast iron urinals.
- places already included in the Heritage Overlay or the VHR.
- places built after 1975.
- places outside of the study area.



Extant places not progressed for assessment

Victorian (1851-1901)

Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>1. Saracen's Head Hotel / 387-391 Bourke Street / 541400</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985)</p> <p>Nominated</p>		<p>Date of construction: 1875, incorporating elements from 1847.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>2. 608-610 Collins Street / 102111</p> <p>Nominated</p>	 	<p>Date of construction: 1872</p> <ul style="list-style-type: none"> - Substantially rebuilt in 1912 and subsequently altered - Low integrity.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
3. 11 Coromandel Place / 102190 Identified in City of Melbourne internal review		Date of construction: not confirmed Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
4. 54 Hayward Lane / 516675 Identified in City of Melbourne internal review		Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint) Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
5. 56 Hayward Lane / 516674 Identified in City of Melbourne internal review		Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint) Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.
6. 58 Hayward Lane / 516673 Identified in City of Melbourne internal review		Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint) Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.



Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>7. 60 Hayward Lane / 516672</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: not confirmed (MMBW 1895 & Mashlstedt 1923 show same building footprint)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered (Refurbished in 1986) - Low integrity. - Low architectural quality.
<p>8. 184-186 King Street / 105388 & 105389</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1866</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Likely to be Contributory within an intact streetscape or precinct. - Individual HO not warranted.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
9. 273-275 King Street / 105316 & 105317 Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)		Date of construction: 1873 Explanation for exclusion: <ul style="list-style-type: none"> - Likely to be Contributory within an intact streetscape or precinct. - Individual HO not warranted.
10. (Rear of) Kilkenny Inn / 248-250 King Street / 105378 Contains two buildings: <ul style="list-style-type: none"> - Corner hotel built 1915 - 576-578 Lonsdale Street 1889 248-250 King Street and 576-578 Lonsdale Street identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)	 	Date of construction: <ul style="list-style-type: none"> - Corner hotel built 1915 - 576-578 Lonsdale Street built 1889 Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered. 

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>11. Hotel Sophia / 277-287 King Street / 105318</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: 1878</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>12. Victorian Bond Store / 548-558 Little Bourke Street & 565 Lonsdale Street / 105861</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1887, 1985</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Excluded from Amendment (mapping correction required only) - Rear part included within HO700 (to be re-mapped)


Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
13. 378-380 Little Collins Street / 105958 Identified in a previous heritage review (Central Activities District Conservation Study, 1985) Nominated		Date of construction: not confirmed Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
14. 421-423 Little Collins Street / 105932 Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)		Date of construction: c1878-1879 Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
15. 46 Little La Trobe Street / 105985 Nominated		Date of construction: not confirmed Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
16. 333-335 La Trobe Street / 105454 Identified in City of Melbourne internal review		Date of construction: 1873 Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered - Theme or place type already well represented in the Heritage Overlay by better examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
17. 38 Lonsdale Street / 110715 Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993) Identified in City of Melbourne internal review		Date of construction: not confirmed Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered in the 1950s. - Low architectural quality - Low integrity.
18. 10-16 McKillop Street / 106375 <i>Also included in interwar section (12 McKillop refaced in 1920s, 14 McKillop Street refaced 1930s)</i> Identified in a previous heritage review (Central City Heritage Review, 1993) Nominated		Date of construction: 1889 <ul style="list-style-type: none"> - No. 12 – refaced 1920s - No. 14 – refaced 1930s Explanation for exclusion: <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.

Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>19. 162-164 Russell Street / 108587</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p>		<p>Date of construction: c1874-1880</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Individual HO not warranted. - Theme or place type already well represented in the Heritage Overlay by better examples.
<p>20. 248-250 Russell Street / 108579</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: early Victorian</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>21. 264-266 Russell Street / 108575</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: 1889</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.
<p>22. 272 Russell Street / 108572</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1873</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Not enough evidence to recommend assessment.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>23. 296-298 Russell Street / 108568</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1874</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>24. Great Southern Hotel / 44-64 Spencer Street / 108970</p> <p><i>Also included in interwar section (578-584 Flinders Lane built 1886, 44-54 Spencer Street built 1880 and 58-62 Spencer Street built mid 1920s)</i></p> <p>Three buildings:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane 1886 - 44-54 Spencer Street 1880 - 58-62 Spencer Street 1920s <p>578-584 Flinders Lane Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane 1886 - 44-54 Spencer Street 1880 - 58-62 Spencer Street 1920s <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality. - Theme (railway) already well represented in the Heritage Overlay by better examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>25. Royal Antediluvian Order of Buffaloes Grand Lodge of Victoria / 22 Sutherland Street / 109253</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p>		<p>Date of construction: 1883, 1953</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - No tangible evidence remaining that overtly connects the RAOB to the place.
<p>26. Halkett House / 11-17 Victoria Street / 109676</p> <p>In initial Master List. Previously graded D. Previous study not specified.</p>		<p>Date of construction: c1869</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.


Federation/Edwardian (1902-c1918)



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
27. Croft Institute / 21-25 Croft Alley / 101216 Nominated		Date of construction: 1919 Explanation for exclusion: <ul style="list-style-type: none">- Comparable with Contributory places in a precinct.- Does not warrant individual Heritage Overlay.
28. JB HIFI / 239-243 Elizabeth Street / 103189 Identified in City of Melbourne Internal review		Date of construction: late Victorian Explanation for exclusion: <ul style="list-style-type: none">- Substantially altered.- Low integrity.- Low architectural quality.- Theme or place type represented in the Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>29. Cecil Walker Cycles / 395-397 Elizabeth Street / 103217</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: 1916</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>30. 188-202 King Street (rear) / 592048</p> <p><i>Also included in interwar section (188 King Street built 1926, 192-194 King Street built 1917)</i></p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 188 King Street built 1926 - 192-194 King Street built 1917 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Warehouses incorporated into a development of 2004. - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>31. 209-211 King Street / 105309</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1909</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.
<p>32. Tramway Union Building / 232 King Street / 105380</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1916</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Not sufficiently strong association to warrant inclusion under Criteria A or H. – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.


Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>33. 318 King Street / 105371</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction:</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Low integrity.
<p>34. La Trobe Street Gallery / 301 La Trobe Street / 105450</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction:</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Theme is represented by other places already on HO.
<p>35. 42-50 La Trobe Street / 105495</p> <p>42-44 La Trobe Street and 46-50 La Trobe Street both identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 42-44 La Trobe Street built 1915 - 46-50 La Trobe Street built 1915 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Recent development, 42-44 La Trobe Street has been demolished, 46-50 La Trobe Street only façade retained.
<p>36. Sorry Grandma / 590-592 Little Bourke Street / 105858</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1916</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>37. 62-66 Little Collins Street / 105968</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: by 1912</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.
<p>38. Melbourne Cyclorama Company / 166-186 Little Collins Street / 105965</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1908 (façade)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. – Low integrity.

Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>39. 400-404 Little Collins Street / 108112</p> <p>Identified as part of the Queen Street Precinct</p>		<p>Date of construction: 1913</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - In 1960 it was completely refurbished including substantial changes to the facade. In 1995 it was refurbished and subdivided. Subdivided further in 1999 and converted to residential units on the upper floors. - Substantially altered. - Does not warrant individual Heritage Overlay.
<p>40. 62-64 Little La Trobe Street / 105983</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: not confirmed.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Potential contributory place in precinct. - Does not warrant individual Heritage Overlay. - Low architectural quality.
<p>41. 70-72 Little La Trobe Street / 105981</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1899</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Late example of the type. - Better examples already in the Heritage Overlay. - Substantially altered. - Low integrity.

<p>Property Name / Address / Property ID</p> <p>How the place was Identified</p>	<p>Photo</p>	<p>Date of Construction</p> <p>Explanation for exclusion</p>
<p>42. 10-22 Manton Lane / 106429</p> <p>Nominated</p>		<p>Date of construction: not confirmed.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>43. 22 Punch Lane / 107766</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: c1900</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Low architectural quality - Low integrity - Upstairs balcony may have been open at some stage

Property Name / Address / Property ID	Photo	Date of Construction
How the place was Identified		Explanation for exclusion
<p>44. 207-213 Queen Street / 108076</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1910c</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Low integrity
<p>45. 260-264 Queen Street / 108096</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: not confirmed.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>46. 122 Russell St / 108590</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: Around 1900</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>47. 260-262 Russell Street / 108576</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1907</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Interwar (c1919-c1940)




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>48. Grant's Warehouse / 47-49 A'Beckett Street / 100152</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993, Review of Heritage Overlay listings in the CBD, 2002)</p>		<p>Date of construction: 1923</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity - Low architectural quality - Theme is represented by other examples already on HO.
<p>49. 51-53 A'Beckett Street / 100153</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993, Review of Heritage Overlay listings in the CBD, 200)</p>		<p>Date of construction: 1923</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Theme is represented by other examples already on HO.
<p>50. Former Bercy Cinema / 124-128 Bourke Street / 101217</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1920s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - May have historic value as part of Bourke Street's cinema history. - Low integrity (the 1920s building).



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>51. 165 Bourke Street / 101123</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1922</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - An addition on the top. - Low integrity. - Low architectural quality.
<p>52. Midtown Melbourne / 246-260 Bourke Street / 101199</p> <p>Identified in a previous heritage review (under address 184-206 Swanston Street - Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p> <p>Identified in City of Melbourne Internal review</p>		<p>Date of construction: 1930s (refurbished 1998)</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered - Low integrity - Low architectural quality
<p>53. 388 Elizabeth Street / 103305</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: c1920, not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity - Low architectural quality - Theme is represented by other places already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>54. City Edge Apartments / 399-411 Elizabeth Street / 103218</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1934</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Modern three-storey addition without setback, non-original windows - see yellow part of building - Substantially altered
<p>55. Rear of Adina Apartments / 84-94 Flinders Street / 574438</p> <p>Nominated</p>		<p>Date of construction: c1920s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality.
<p>56. 179 King Street / 105302</p> <p>Identified in a previous heritage review</p>		<p>Date of construction: 1928</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>57. 181-183 King Street / 105303</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: around 1920</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>58. 188-202 King Street (rear) / 592048</p> <p><i>Also included in Edwardian section (188 King Street built 1926, 192-194 King Street built 1917)</i></p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 188 King Street built 1926 - 192-194 King Street built 1917 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Warehouses incorporated into a development of 2004 - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
59. 189-195 King Street / 105306 Identified in a previous heritage review (under address 193-195 King Street- Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)		Date of construction: 1921 Explanation for exclusion: <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
60. 197-199 King Street / 105307 Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)		Date of construction: 1925 Explanation for exclusion: <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
61. 212-224 King Street / 105383 Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)		Date of construction: 1937 Explanation for exclusion: <ul style="list-style-type: none"> - very altered, new glazing and wall coating - Substantially altered - Low integrity - Low architectural quality
62. 217-219 King Street / 105311 Identified as part of King Street Precinct		Date of construction: 1924 Explanation for exclusion: <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
		<ul style="list-style-type: none"> - Does not warrant individual Heritage Overlay.
<p>63. The Wiltshire / 290-300 King Street / 105374</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1923</p> <ul style="list-style-type: none"> - Used as the PMG Parcels Office from 1948. - Refurbished, subdivided and converted to apartments in 1999. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>64. 324 King Street / 105370</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1924</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>65. La Trobe Terrace / 123-129 La Trobe Street Melbourne VIC / 105440</p> <p><i>Also included in postwar section (123 La Trobe Street built 1935, 131 La Trobe Street built 1946)</i></p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 123 La Trobe Street 1935 - 131 La Trobe Street 1946 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered, defaced E W Tilley Buildings. - Low integrity. - Low architectural quality.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
City Heritage Review, 1993)		
66. 360 La Trobe Street / 105480 Identified in City of Melbourne internal review		<p>Date of construction: 1923</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Theme is represented by other places already on HO.
67. Hudson on La Trobe Apartments / 394-400 La Trobe Street / 105475 Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)		<p>Date of construction: 1929</p> <ul style="list-style-type: none"> - Converted to apartments in 1998 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>68. Empire Apartments (Australian Building) / 402-408 La Trobe Street Melbourne VIC / 105474</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central City Heritage Review, 1993)</p>		<p>Date of construction: 1928</p> <ul style="list-style-type: none"> - Six story office converted to apartments and with additional floors added <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - extensively altered. - Low integrity. - Low architectural quality.
<p>69. Excelsior / 384-390 Little Collins Street / 105956</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1939</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Part of Guildford and Hardware Laneways Study. - Altered: balcony added. - Low integrity. - Low architectural quality. - Theme is represented by other examples already on HO.
<p>70. 65-69 Little La Trobe Street / 105980</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction:</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Only skin. - Substantially altered. - Low integrity. - Low architectural quality.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>71. 42-44 Little La Trobe Street / 105986</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1929</p> <ul style="list-style-type: none"> – Converted in 2005 <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.
<p>72. 302-304 Little Lonsdale Street / 106042</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1922</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Part of Guildford and Hardware Laneways study – Low integrity. – Low architectural quality. – Theme or place type is represented by other examples already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>73. 322 Little Lonsdale Street / 106038</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1928</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>74. 361-365 Little Lonsdale Street / 106014</p> <p>Nominated</p>		<p>Date of construction: c1920s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Theme or place type is represented by other examples already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>75. 563 Little Lonsdale / 106025</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1923</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.
<p>76. 355-357 Lonsdale Street / 105699</p> <p>Nominated</p>		<p>Date of construction: 1920</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. – Low integrity.
<p>77. Askew House / 364-372 Lonsdale Street / 105742</p> <p>Nominated</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1937</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. – Low integrity. – Low architectural quality. – Theme is represented by other examples already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>78. Universal Chambers / 572-574 Lonsdale Street / 105721</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: not confirmed</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.
<p>79. Men's Gallery / 597- 603 Lonsdale Street / 105716</p> <p>Nominated</p>		<p>Date of construction: 1928</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality. - Unlikely to have social values.
<p>80. Substation / 17 Meyers Place / 106558</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1936</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Theme is represented by other places already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>81. 10-16 McKillop Street / 106375</p> <p><i>Also included in Victorian section (both buildings originally constructed in 1889)</i></p> <p>Nominated</p>		<p>Date of construction: 1889</p> <ul style="list-style-type: none"> - No. 12 – refaced 1920s - No. 14 – refaced 1930s <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.
<p>82. Substation 113 / 12-14 Russell Place / 111393</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1930</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Theme is represented by other places already on HO.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>83. 132-134 Russell Street / 108588</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1920s</p> <ul style="list-style-type: none"> - Original shopfront, altered upper storey <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Low architectural quality.
<p>84. 300 Russell Street / 108567</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1925</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Comparable with Contributory places in a precinct. - Does not warrant individual Heritage Overlay.
<p>85. Great Southern Hotel / 44-64 Spencer Street / 108970</p> <p><i>Also included in Victorian section (578-584 Flinders Lane built 1886, 44-54 Spencer Street built 1880 and 58-62 Spencer Street built mid 1920s)</i></p> <p>Nominated</p> <p>Three buildings:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane 1886 - 44-54 Spencer Street 1880 - 58-62 Spencer Street 1920s <p>578-584 Flinders Lane Identified in a previous heritage review (Central Activities District Conservation</p>		<p>Date of construction:</p> <ul style="list-style-type: none"> - 578-584 Flinders Lane built 1886 - 44-54 Spencer Street built 1880 - 58-62 Spencer Street built mid 1920s <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality. - Theme (railway) is represented by other examples already on HO.

Property Name /
Address / Property ID
How the place was
Identified



Photo



Date of Construction
Explanation for exclusion



Study, 1985, Central
City Heritage Review,
1993)


Postwar (1945-1975)



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
86. Wilder House / 41-45 A'Beckett Street / 100151 Nomination		Date of construction: 1955 Explanation for exclusion: <ul style="list-style-type: none"> – Late example of the type. – Better and earlier examples represented in the Heritage Overlay. – Does not warrant individual Heritage Overlay.
87. 169 Bourke Street / 101124 Identified in the City of Melbourne internal review		Date of construction: 1960 <ul style="list-style-type: none"> – Three storey shop with alterations to shopfront 2011. Upper level glazing has been replaced. Explanation for exclusion: <ul style="list-style-type: none"> – Low architectural quality. – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.
88. 449-455 Bourke Street / 108070 Identified in previous heritage review (Central Activities District Conservation Study, 1985)		Date of construction: 1961 Explanation for exclusion: <ul style="list-style-type: none"> – Substantially altered (1991) – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.




	Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
89.	<p>458-466 Bourke Street / 101182</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p> <p>Identified by GJM in field work.</p>		<p>Date of construction: 1965</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Re-cladding of spandrels in an unsympathetic material has substantially altered the original design intent. – Diminished architectural integrity.
90.	<p>Marland House / 562-574 Bourke Street / 101173</p> <p>In initial Master List. Previously graded D. Previous study not specified.</p>		<p>Date of construction: 1972</p> <ul style="list-style-type: none"> – Office tower refurbished including re-cladding of the façade between 1997 and 2003. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. Low integrity. – Does not warrant individual Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>91. The Mark on Collins Apartments / 319-325 Collins Street / 110763</p> <p>Identified in previous heritage review (CAD Conservation Study 1985, Central City Heritage Study Review 1993).</p>		<p>Date of construction: 1965</p> <ul style="list-style-type: none"> - A 13 storey building formerly known as Embank House. This place has been converted to apartments and has additional floors and balconies added and the ground floor remodelled <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>92. 351-357 Collins Street / 102091</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1968</p> <ul style="list-style-type: none"> - 23 storey precast office building designed by Buchan, Laird & Buchan. The façade has been reclad with glass and the ground floor altered. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - - Substantially altered. - Low integrity. <p>Does not warrant individual Heritage Overlay.</p>




	Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
93.	<p>352-358 Collins Street / 102134</p> <p>Identified in previous heritage review (CAD Conservation Study 1985, Central City Heritage Study Review 1993).</p> <p>Nominated</p>		<p>Date of construction: 1969 or 1973 (not confirmed)</p> <ul style="list-style-type: none"> – 17 storey office tower. It is a late example of a modern office tower and possesses little architectural merit. The ground floor has been altered. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Low architectural quality. – Late example of the type. – Does not warrant individual Heritage Overlay.
94.	<p>408-410 Collins Street / 102128</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Review of Heritage Overlay listings in the CBD, 2002)</p>		<p>Date of construction: 1957</p> <ul style="list-style-type: none"> – Facade which features a glass curtain wall was refurbished in 1987. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. – Low integrity.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>95. Collins Street Tower / 480-490 Collins Street / 102118</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1966</p> <ul style="list-style-type: none"> - A 9-storey office tower built for the State Insurance Office. It was refurbished and further 9 storeys added in 1972. In 2005 it was refurbished and 2 levels added. The plaza was infilled with a 3 level podium. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>96. 31-39 Elizabeth Street / 103172</p> <p>Identified by GJM in field work.</p>		<p>Date of construction: c1963</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Modifications to the building have diminished the architectural integrity of the place. - Most impactful change has been the rendering of the originally exposed brick facades.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>97. Orbit House / 183 Elizabeth Street / 103179</p> <p>Identified in the City of Melbourne internal review</p>		<p>Date of construction: c1960s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>98. 49-51 Exhibition Street / 103594</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> - An 8 storey office building and subdivided in 1996. The glazing has been replaced. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>99. 96-102 Exhibition Street / 103628</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1965</p> <ul style="list-style-type: none"> – 11-storey building refurbished in 2003 with the façade replaced. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. – Low integrity. – Does not warrant individual Heritage Overlay.
<p>100. 342-348 Flinders Street / 104004</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1956</p> <ul style="list-style-type: none"> – Federation House an 11 storey office building designed by Meldrum & Noad. Originally of 6 stories, an additional five levels were added in 1962. Refurbished in 1988 including a significant alteration to the facade. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Substantially altered. – Low integrity. – Does not warrant individual Heritage Overlay.
<p>101. 213-215 King Street / 105310</p> <p>Identified as part of King Street Precinct</p>		<p>Date of construction: 1956</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Comparable with Contributory places in a precinct. – Does not warrant individual Heritage Overlay.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>102. La Trobe Apartments / 58-66 La Trobe Street / 105491</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1957</p> <ul style="list-style-type: none"> - Apartments refurbished in 2008. Currently in HO488 Police Headquarters complex 336-376 Russell Street. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Does not warrant individual Heritage Overlay.
<p>103. Centro Apartments / 348-358 La Trobe Street / 105481</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1968</p> <ul style="list-style-type: none"> - 11-storey office designed by Bogle Banfield, refurbished to apartments in 1994 and façade significantly altered by the addition of balconies. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>104. Rear of 378-392 La Trobe Street / 105477</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1960s</p> <ul style="list-style-type: none"> - 1960s car park between 183 and 217 A'Beckett Street. May have historic and/or representative value as an early car park. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Insufficient comparative understanding of building typology (garages).



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>105. The Crossley Hotel / 47-55 Little Bourke Street / 105831</p> <p>Not sure how this building was identified?</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> - 7 storey flats refurbished in 1972 and 2004. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - Does not warrant individual Heritage Overlay.
<p>106. The Hub Arcade / 318-322 Little Collins Street / 105960</p> <p>Nominated</p>		<p>Date of construction: 1966</p> <ul style="list-style-type: none"> - 3 storey office with ground level arcade. Currently within HO509 Post Office Precinct. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Architecturally undistinguished building that does not meet the threshold for local significance in its own right.
<p>107. SkyLofts 601 on little Collins / 601 Little Collins Street / 105945</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1974</p> <ul style="list-style-type: none"> - An 8 storey former office building built for MMBW. Redeveloped, subdivided and converted to a storage facility in 2004 and apartments in 2012. Four additional floors added. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
		<ul style="list-style-type: none"> - Does not meet the threshold for local significance in its own right.
<p>108. 613-639 Little Collins Street / 108968</p> <p>Not sure how this building was identified</p>		<p>Date of construction: 1973</p> <ul style="list-style-type: none"> - MMBW building reclad in 1990s. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity.
<p>109. 38-40 Little La Trobe Street / 105987</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1948 (two storeys), additional storey 1954.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Late example of the type. - Better and earlier examples represented in the Heritage Overlay. - Does not warrant individual Heritage Overlay.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>110. 152-156 Little Lonsdale Street / 106048</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1963-66</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low integrity. - Low architectural quality.
<p>111. Golden Square Parking / 217-231 Lonsdale Street / 105693</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1953</p> <ul style="list-style-type: none"> - Parking station currently in HO507 Little Bourke Street precinct. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Utilitarian structure of limited architectural merit. - Historic theme better represented by other examples subject to heritage controls.
<p>112. 365 Lonsdale Street / 105701</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1920s</p> <ul style="list-style-type: none"> - A 3 storey office refurbished in 1960s. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Low architectural quality. - Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>113. 382-384 Lonsdale Street / 105740</p> <p>Nominated</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1959</p> <ul style="list-style-type: none"> - A 5 storey office designed by Gawler and Boardman. Photo from 1959 shows that façade and ground floor has been refurbished. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - There are better and earlier examples.
<p>114. MIT House / 386-392 Lonsdale Street / 105739</p> <p>Nominated</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1959</p> <ul style="list-style-type: none"> - A 13-storey office tower built for the Electrolytic Zinc Co. in 1959. Refurbished and façade changed in 1990 – see 1959 photo. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantially altered. - Low integrity. - There are better and earlier examples.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
		
<p>115. Reed House, Formerly Southern Cross Assurance Co / 8-12 Market Street / 106439</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1961-1962</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Diminished integrity. - Does not warrant individual Heritage Overlay.
<p>116. Oaks on Market / 54-60 Market Street / 106436</p> <p>Nominated</p>		<p>Date of construction: 1964-66</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Substantial modifications have reduced the architectural integrity of the place. - These changes include the application of metal cladding to the vertical brick piers of the main facades, which has altered the original grid-like appearance of the façade. - Three additional storeys have been added to the building, altering the original presentation.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>117. QBE House / 10-16 Queen Street / 108117</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1972</p> <ul style="list-style-type: none"> - Refurbished in 1992 - Ground floor appears to have been reclad with a metal like cladding. Awning added. - Above ground floor windows appear original. Façade appears intact. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Diminished integrity. - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.
<p>118. Perpetual Trustees /40-52 Queen Street / 108113</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1973</p> <ul style="list-style-type: none"> - Refurbished 1990 - Modifications to first few floors with new glazing and spandrel panels. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Does not have a readily discernible architectural character. - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>119. SDA House / Norwich Union Insurance Building / 53-57 Queen Street / 108063</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1958</p> <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.
<p>120. Bank of Singapore House / 97-101 Queen Street / 108066</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> - Appears to have been totally refurbished or built at a later time. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> - Low architectural quality. - Potential Contributory significance in a precinct. - Does not warrant individual Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>121. 163-173 Queen Street / 108072</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1974</p> <ul style="list-style-type: none"> – Refurbished in stages from 2001 to 2003 <p>Explanation for exclusion</p> <ul style="list-style-type: none"> – Diminished integrity. – Potential Contributory significance in a precinct – Does not warrant individual Heritage Overlay.
<p>122. 174-176 Queen Street / 108106</p> <p>Identified as a potential non-contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1950s</p> <ul style="list-style-type: none"> – Extensively refurbished 1990. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> – Substantially altered. – Low integrity. – Does not warrant individual Heritage Overlay.
<p>123. 178-182 Queen Street / 108105</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p> <p>Nominated</p>		<p>Date of construction: 1960</p> <ul style="list-style-type: none"> – Has been altered: a metal screen that extended over the glazed section has been removed. <p>Explanation for exclusion</p> <ul style="list-style-type: none"> – Low integrity. – Potential Contributory significance in a precinct. – Does not warrant individual Heritage Overlay.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>124. 224-236 Queen Street / 108101</p> <p>Identified as a potential contributory place as part of the Queen Street Precinct</p>		<p>Date of construction: 1958</p> <ul style="list-style-type: none"> Significant alterations, not much of original character remains. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> Substantially altered. Low integrity.
<p>125. 168 Russell Street / 108585</p> <p>Nominated</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1970.</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> It possesses little architectural merit. Assessment is not recommended.
<p>126. 256-258 Russell Street / 108577</p> <p>Nominated</p>		<p>Date of construction: c1960s</p> <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> It possesses little architectural merit. Assessment is not recommended.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>127. 49-51 Spring Street / 108979</p> <p>Identified in City of Melbourne internal review</p>		<p>Date of construction: 1973</p> <ul style="list-style-type: none"> – 12 storey office tower built 1973. Refurbished as apartments with 4 added storeys in 1999 to a design by Nation Fender Katsalidis. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – An example of office conversion to residential use but otherwise as a class of places it does not warrant assessment at this time.
<p>128. The Clarion Gateway Apartments / 1-13 William Street / 103999</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: 1967</p> <ul style="list-style-type: none"> – Built in 1967 as Commonwealth office and converted in 1998 to apartments. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Low integrity. – There are better and earlier examples. – Does not warrant individual Heritage Overlay.



Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>129. 15W (Former Monash House) / 15-33 William Street / 110091</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Date of construction: c1967</p> <ul style="list-style-type: none"> - A 20 storey office built 1967 and 1974 and refurbished in 2003 by Peddle Thorp including a four-storey extension in 2006. It is of some interest for its relatively intact plaza. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.
<p>130. Quest on William / 170-176 William Street / 110145</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: circa 1968, source: http://www.slv.vic.gov.au/pictoria/gid/slv-pic-aab82045</p> <ul style="list-style-type: none"> - A 15 storey former office building. Refurbished and converted to serviced apartments with the addition of the top three storeys to a design by Hayball Leonard Stent in 1997. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.

Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>131. The William / 189-203 William Street / 110099</p> <p>Identified in previous heritage review (Central City Heritage Review, 1993)</p> <p>Nominated</p>		<p>Date of construction: 1966</p> <ul style="list-style-type: none"> – Built in 1966. PMG and telecom offices from 1966, it has been significantly modified. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Building substantially altered. – Low integrity. – There are better and earlier examples.
<p>132. Owen Dixon Chambers East / 205 William Street / 110100</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1961.</p> <ul style="list-style-type: none"> – This office building has been modified substantially and the glazed façade replaced in 2001-2005. The neighbouring Owen Dixon Chambers West had 6 floors added in 2013-2014. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> – Building substantially altered. – Low integrity. – There are better and earlier examples.




Property Name / Address / Property ID How the place was Identified	Photo	Date of Construction Explanation for exclusion
<p>133. William Cooper Justice Centre / 223-229 William Street / 110101</p> <p>Not sure how this place was identified</p>		<p>Date of construction: 1969</p> <ul style="list-style-type: none"> - A 12 storey office tower built in 1969 and completely refurbished in 1990. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.
<p>134. AGC House / 277-287 William Street / 110108</p> <p>Identified in previous heritage review (Central Activities District Conservation Study, 1985)</p>		<p>Date of construction: 1962</p> <ul style="list-style-type: none"> - The façade of this 1962 13 storey building was replaced in 1985, with additional refurbishment and two floors in 2000. <p>Explanation for exclusion:</p> <ul style="list-style-type: none"> - Building substantially altered. - Low integrity. - There are better and earlier examples.

Demolished places

Victorian (1851-1901)



Property Name / Address / Property ID	Photo	Explanation for exclusion
<p>135. Rear of 394 Collins Street and 7-21 Austral Lane / 110666</p> <p>Identified in a previous heritage review (Central Activities District Conservation Study, 1985, Central City Heritage Review, 1993)</p>		<p>Demolished</p> <p>– Partly within HO607 (400-402 Collins Street)</p>
<p>136. 556-560 Flinders Street / 103986</p>		<p>Demolished</p>
<p>137. Former GMK House / 36-40 La Trobe Street / 105496</p>		<p>Demolished</p>



Federation/Edwardian (1902-c1918)

Property Name / Address / Property ID	Photo	Explanation for exclusion
How the place was Identified		
138. Bennetts Lane Jazz Club / 25 Bennetts Lane/ 101023		Demolished
139. 131-135 Bourke Street / 101118		Demolished
140. 109-111 Little Lonsdale Street / 106006		Demolished



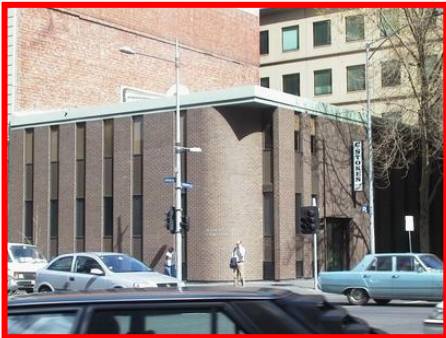
Interwar (c1919-c1940)

Property Name / Address / Property ID How the place was Identified	Photo	Explanation for exclusion
141. A'Beckett Tower / 19-37 A'Beckett Street / 500323		Demolished
142. 312-318 La Trobe Street / 105483		Demolished
143. Rewal House / 188-222 La Trobe Street / 105487		Demolished

Property Name / Address / Property ID How the place was Identified	Photo	Explanation for exclusion
144. (Rear of) Australis Apartments / 593-611 Little Lonsdale Street / 106028		Demolished
145. Emporium Melbourne / 269-321 Lonsdale Street / 105698 <i>Also included in Post war section</i>		Demolished

Property Name / Address / Property ID How the place was Identified	Photo	Explanation for exclusion
146. 12-14 Little La Trobe Street / 105992 Nominated in external stakeholders workshop		Demolished
147. 16 Little La Trobe Street / 105991 Nominated in external stakeholders workshop		Demolished

Postwar (1945-1975)

Property Name / Address / Property ID	Photo	Explanation for exclusion
How the place was Identified		
148. 41-43 Exhibition Street / 103968		Demolished
149. 148-156 Queen Street / 108109		Demolished
150. Stokes Building / 35 King Street / 105295		Demolished

Property Name / Address / Property ID	Photo	Explanation for exclusion
How the place was Identified		
151. 405-411 Bourke Street / 101148		Demolished
152. 433-455 Collins Street / 102100		Demolished
153. The Olderfleet Buildings (postwar building only) / 471- 485 Collins Street / 102102		Demolished
154. 9-27 Downie Street / 102595		Demolished

Property Name / Address / Property ID	Photo	Explanation for exclusion
How the place was Identified		
155. Southern Cross / 113-149 Exhibition Street / 103597		Nomination comment: Fieldwork comment: NEW BUILDING ON THE SITE Prioritisation comment: redeveloped, intangible attributes, remembered in naming Post commencement comment:
156. Port Phillip Arcade / Flinders Street /		Demolished
1. Emporium Melbourne / 269-321 Lonsdale Street / 105698 <i>Also included in Interwar section</i>	 	Demolished

A7 LIST OF ALL PLACES

This list comprises places listed in:

- Appendix 1 (Places recommended for Heritage Overlay)
- Appendix 2 (Precincts recommended for Heritage Overlay)
- Appendix 6 (Places not recommended for Heritage Overlay)

Address	Place name	How identified	Recommended for HO	When recommended for HO
19-37 A'Beckett Street MELBOURNE (Demolished)	A'Beckett Tower	Previous heritage review	No	
41-45 A'Beckett Street MELBOURNE	Wilder House	Nominated	No	
47-49 A'Beckett Street MELBOURNE	Grant's Warehouse	Nominated/Previous heritage review	No	
51-53 A'Beckett Street MELBOURNE		Nominated/Previous heritage review	No	
183-189 A'Beckett Street MELBOURNE	Grange Lynne Pty Ltd	Previous heritage review	Yes	Pilot Stage
11-21 Bennetts Lane MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
23 Bennetts Lane MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
25 Bennetts Lane MELBOURNE (Demolished)	Bennetts Lane Jazz Club	Nominated/Previous heritage review	No	
124-128 Bourke Street MELBOURNE	Former Bercy Cinema	City of Melbourne internal review	No	
131-135 Bourke Street MELBOURNE		Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
(Demolished)				
146-150 Bourke Street MELBOURNE	Shops, residence and former bank	Previous heritage review	Yes	2017-18
152-158 Bourke Street MELBOURNE	Patersons Pty Ltd	Previous heritage review	Yes	Pilot Stage
151-163 Bourke Street MELBOURNE	Former Malcolm Reid and Co Department Store	Previous heritage review	Yes	2018-20
165 Bourke Street MELBOURNE		Previous heritage review	No	
169 Bourke Street MELBOURNE		City of Melbourne internal review	No	
171 Bourke Street MELBOURNE	Shop	Previous heritage review	Yes	2017-18
173-175 Bourke Street MELBOURNE	Shops	Previous heritage review	Yes	2017-18
188 Bourke Street MELBOURNE	Former Rockmans Showrooms Pty Ltd	Previous heritage review	Yes	2018-20
194-200 Bourke Street MELBOURNE	Hoyts Mid City Cinemas	Previous heritage review	Yes	Pilot Stage
201-207 Bourke Street MELBOURNE	Shop and residences	Previous heritage review	Yes	2017-18
202-204 Bourke Street MELBOURNE	Former Sharpe Bros Pty Ltd	Nominated/Previous heritage review	Yes	2018-20
209-215 Bourke Street MELBOURNE	Shop and residences	Previous heritage review	Yes	2017-18
220 Bourke Street MELBOURNE	Former Palmer's Emporium	Nominated/Previous heritage review	Yes	2017-18
246-260 Bourke Street MELBOURNE	Midtown Melbourne	Previous heritage review/City of Melbourne internal review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
253-267 Bourke Street MELBOURNE	Royal Mail House	Previous heritage review/ GJM field work	Yes	2018-20
376-378 Bourke Street MELBOURNE	Former Coles and Garrard Building	Nominated/Previous heritage review	Yes	2018-20
384-386 Bourke Street MELBOURNE	Thomas Warburton Pty Ltd	Nominated	Yes (Extended individual HO)	2018-20
387-391 Bourke Street MELBOURNE	Saracen's Head Hotel	Nominated/Previous heritage review	No	
393-403 Bourke Street MELBOURNE	Former John Danks & Son	Nominated	Yes	2018-20
405-411 Bourke Street MELBOURNE (Demolished)		Nominated	No	
418-420 Bourke Street MELBOURNE	Gothic Chambers	Part of nominated place	Yes (Extended individual HO)	2018-20
422-424 Bourke Street MELBOURNE	Offices	City of Melbourne internal review	Yes	2018-20
449-455 Bourke Street MELBOURNE		Previous heritage review	No	
457-471 Bourke Street MELBOURNE	Former Dalgety House	Previous heritage review/GJM field work	Yes	2018-20
458-466 Bourke Street MELBOURNE		Previous heritage review/GJM field work	No	
468-470 Bourke Street MELBOURNE	Law Institute of Victoria, former London Assurance House	Previous heritage review	Yes	Pilot Stage
480 Bourke Street MELBOURNE	Commercial building	Previous heritage review	Yes	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
482-484 Bourke Street MELBOURNE	Former Victorian Amateur Turf Club	Previous heritage review	Yes	2017-18
527-555 Bourke Street MELBOURNE	AMP Tower and St James Building Complex	Previous heritage review/GJM field work	Yes	2018-20
562-574 Bourke Street MELBOURNE	Marland House	City of Melbourne list	No	
589-603 Bourke Street MELBOURNE	Office Building	GJM field work	Yes	2018-20
13-15 Collins Street MELBOURNE	Apartment building	Nominated/Previous heritage review	Yes	2017-18
18-22 Collins Street MELBOURNE	Coates Building	Previous heritage review/ GJM field work	Yes	2018-20
56-64 Collins Street MELBOURNE	Former Reserve Bank of Australia	Previous heritage review/ GJM field work	Yes	2018-20
100-104 Collins Street MELBOURNE	Former Gilbert Court	Nominated/Previous heritage review/ GJM field work	Yes	2018-20
221-231 Collins Street MELBOURNE	Wales Corner	Previous heritage review/ GJM field work	Yes	2018-20
251-257 Collins Street MELBOURNE	Former Commercial Banking Company of Sydney Building	City of Melbourne internal review/ GJM field work	Yes	2018-20
265-269 Collins Street MELBOURNE	Former Bank of Adelaide Building	Previous heritage review/ GJM field work	Yes	2018-20
276-278 Collins Street MELBOURNE	Former Allans Building	Previous heritage review/ GJM field work	Yes	2018-20
303-317 Collins Street MELBOURNE	Former MLC Building	GJM field work	Yes	2018-20
308-336 Collins Street MELBOURNE	Former Colonial Mutual Life Assurance Building and	Nominated/Previous heritage review	Yes	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
	plaza with 'Children's Tree' Sculpture			
319-325 Collins Street MELBOURNE	The Mark on Collins Apartments	Previous heritage review	No	
344-350 Collins Street MELBOURNE	Former AMP Building	GJM field work	Yes	2018-20
351-357 Collins Street MELBOURNE		Previous heritage review	No	
352-358 Collins Street MELBOURNE		Nominated/Previous heritage review	No	
359-373 Collins Street MELBOURNE	Former Commonwealth Banking Corporation Building	GJM field work	Yes	2018-20
375-383 Collins Street MELBOURNE	Former Legal & General House	Nominated	Yes	2018-20
Rear of 394 Collins Street and Austral Lane MELBOURNE (Demolished)		Previous heritage review	No	
404-406 Collins Street MELBOURNE	Praemium House, former Atlas Assurance building	Previous heritage review	Yes	Pilot Stage
408-410 Collins Street MELBOURNE		Previous heritage review	No	
430-442 Collins Street MELBOURNE	Royal Insurance Group	Previous heritage review	Yes	Pilot Stage
433-455 Collins Street MELBOURNE (Demolished)	National Mutal Life Centre	Previous heritage review	No	
454-456 Collins Street MELBOURNE	Former Guardian Building	Previous heritage review/ GJM field work	Yes	2018-20
468-478 Collins Street MELBOURNE	Former Australia-Netherlands House	Nominated/ GJM field work	Yes	2018-20
471-485 Collins Street MELBOURNE (Demolished)	The Olderfleet Buildings (postwar building only)	Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
480-490 Collins Street MELBOURNE	Collins Street Tower	Previous heritage review	No	
516-520 Collins Street MELBOURNE	Office Building	GJM field work	Yes	2018-20
608-610 Collins Street MELBOURNE		Nominated	No	
11 Coromandel Place MELBOURNE		City of Melbourne internal review	No	
1-5 Coverlid Place MELBOURNE	Warehouse	City of Melbourne list	Yes	2017-18
21-25 Croft Alley MELBOURNE	Croft Institute	Nominated	No	
9-27 Downie Street MELBOURNE (Demolished)		Nominated	No	
5-7 Drewery Lane MELBOURNE		Existing VHR place/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
2-20 Drewery Place MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
22 Drewery Place MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
11-15 Duckboard Place MELBOURNE	Warehouse	Previous heritage review	Yes (Flinders Lane Precinct and individual HO)	Pilot Stage
1-5 Elizabeth Street MELBOURNE	Former Hosies Hotel	Previous heritage review/City of Melbourne internal review/ GJM field work	Yes	2018-20
7-9 Elizabeth Street MELBOURNE	Shops, care and office	City of Melbourne internal review	Yes	2018-20
17-19 Elizabeth Street MELBOURNE	Excelsior House former Excelsior Chambers	Previous heritage review	Yes	2017-18
25 Elizabeth Street MELBOURNE	Former Universal House	Previous heritage review	Yes	2017-18
31-39 Elizabeth Street MELBOURNE		GJM field work	No	
183 Elizabeth Street MELBOURNE	Orbit House	City of Melbourne internal review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
239-243 Elizabeth Street MELBOURNE	JB HIFI	City of Melbourne internal review	No	
341-345 Elizabeth Street MELBOURNE	Former Cassells Tailors Pty Ltd	Previous heritage review	Yes	2018-20
388 Elizabeth Street MELBOURNE		City of Melbourne internal review	No	
395-397 Elizabeth Street MELBOURNE	Cecil Walker Cycles	City of Melbourne internal review	No	
399-411 Elizabeth Street MELBOURNE	City Edge Apartments	Previous heritage review	No	
1-3 Evans Lane MELBOURNE	Substation	Previous heritage review	Yes (Little Lonsdale Precinct)	2017-18
41-43 Exhibition Street MELBOURNE (Demolished)		Previous heritage review	No	
49-51 Exhibition Street MELBOURNE		Previous heritage review	No	
96-102 Exhibition Street MELBOURNE		Previous heritage review	No	
113-149 Exhibition Street MELBOURNE (Demolished)	Southern Cross	Previous heritage review	No	
114-122 Exhibition Street MELBOURNE	Former Morris House	Previous heritage review	Yes	2018-20
136 -144 Exhibition Street MELBOURNE	Former Australia Pacific House	GJM field work	Yes	2018-20
174-192 Exhibition Street MELBOURNE	Former Bryson Centre	GJM field work	Yes	2018-20
287-293 Exhibition Street MELBOURNE	Former Exhibition Towers	GJM field work	Yes	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
295-301 Exhibition Street MELBOURNE	Taweels Buildings	Previous heritage review	Yes (Little Lonsdale Precinct)	2017-18
303 Exhibition Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Precinct)	2017-18
305-307 Exhibition Street MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
353 Exhibition Street MELBOURNE	Warehouse	Nominated	Yes	2018-20
2-14 Exploration Lane MELBOURNE		Part of precinct	Yes (Little Lonsdale Precinct)	2017-18
31-35 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
37-45 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
55 Flinders Lane MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
57-59 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
61-73 Flinders Lane MELBOURNE	Sargood House	Existing individual HO/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
75-77 Flinders Lane MELBOURNE	Alley Building	Existing individual HO/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
87-89 Flinders Lane MELBOURNE	Swiss Club of Victoria	Previous heritage review	Yes (Flinders Lane Precinct and individual HO)	Pilot Stage
91-93 Flinders Lane MELBOURNE	Duckboard House	Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
95-101 Flinders Lane MELBOURNE	Garden State Hotel	Nominated/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
103-105 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
107-109 Flinders Lane MELBOURNE		Nominated/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
121-123 Flinders Lane MELBOURNE	Austin House	Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
125-127 Flinders Lane MELBOURNE	Higson Building	Existing individual HO/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
129-131 Flinders Lane MELBOURNE		Existing VHR place/Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
133-135 Flinders Lane MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
137-139 Flinders Lane MELBOURNE	Former Bank of New South Wales	Previous heritage review	Yes(Flinders Lane Precinct and individual HO)	2017-18
141-145 Flinders Lane MELBOURNE	Pawson House	Nominated/Existing individual HO	Yes(Flinders Lane Precinct)	2017-18
145-149 Flinders Lane MELBOURNE		Nominated/Existing individual HO	Yes(Flinders Lane Precinct)	2017-18
376-382 Flinders Lane MELBOURNE	Former Batman Automatic Telephone Exchange	Previous heritage review/Part of former precinct	Yes	2018-20
384-386 Flinders Lane MELBOURNE	Former Gordon Buildings	Previous heritage review	Yes	Pilot Stage
Flinders Street MELBOURNE (Demolished)	Port Phillip Arcade	Nominated	No	
Flinders Street (Queen street to near Spencer Street) MELBOURNE	Flinders Street Railway Viaduct	Nominated	Yes	2018-20
32 Flinders Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
84-94 Flinders Street MELBOURNE	Rear of Adina Apartments	Nominated	No	
96-98 Flinders Street MELBOURNE	Dreman Building	Previous heritage review	Yes	Pilot Stage
100-102 Flinders Street MELBOURNE	Former Sunday School Union of Victoria	Previous heritage review	Yes	Pilot Stage

Address	Place name	How identified	Recommended for HO	When recommended for HO
114-128 Flinders Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
130-132 Flinders Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
134-136 Flinders Street MELBOURNE	Epstein House	Previous heritage review	Yes (Flinders Lane Precinct and individual HO)	Pilot Stage
138-140 Flinders Street MELBOURNE		Previous heritage review	Yes (Flinders Lane Precinct)	2017-18
142-148 Flinders Street MELBOURNE	Duke of Wellington Hotel	Existing VHR place/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
342-348 Flinders Street MELBOURNE		Previous heritage review	No	
490 Flinders Street MELBOURNE	Willis' Building	Previous heritage review	Yes	2018-20
556-560 Flinders Street MELBOURNE (Demolished)		Previous heritage review	No	
562-564 Flinders Street and rear in Downie Street MELBOURNE	Former Markillie's Prince of Wales Hotel (HO1041)	City of Melbourne internal review	Yes (Extended individual HO)	2018-20
23-25 George Parade MELBOURNE	CitiPower former Melbourne City Council substation	Previous heritage review	Yes	2017-18
54 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
56 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
58 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
60 Hayward Lane MELBOURNE		City of Melbourne internal review	No	
11 Highlander Lane MELBOURNE	Former Zander's No.2 Store	Previous heritage review	Yes	Pilot Stage

Address	Place name	How identified	Recommended for HO	When recommended for HO
11A Highlander Lane MELBOURNE	Warehouse	Nominated/Previous heritage review	Yes	Pilot Stage
25 King Street MELBOURNE	Former Melbourne Shipping Exchange	Previous heritage review	Yes	2017-18
26-32 King Street MELBOURNE	Warehouse	Previous heritage review	Yes	2018-20
35 King Street MELBOURNE (Demolished)	Stokes Building	City of Melbourne internal review	No	
171-173 King Street MELBOURNE	Warehouse	Previous heritage review/Part of former precinct	Yes	2018-20
179 King Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	
181-183 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
184-186 King Street MELBOURNE		Previous heritage review	No	
188-202 King Street MELBOURNE		Previous heritage review	No	
189-195 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
197-199 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
203-207 King Street MELBOURNE	Former factory	Previous heritage review/Part of former precinct	Yes	2018-20
204-208 King Street MELBOURNE	Great Western Hotel	Previous heritage review	Yes	2018-20
209-211 King Street MELBOURNE		Previous heritage review/Part of former precinct	No	
212-224 King Street MELBOURNE		Previous heritage review	No	
213-215 King Street MELBOURNE		Part of former precinct	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
217-219 King Street MELBOURNE		Part of former precinct/Part of former precinct	No	
232 King Street MELBOURNE	Tramway Union Building	Previous heritage review	No	
248-250 King Street MELBOURNE	(Rear of) Kilkenny Inn	Previous heritage review	No	
256-260 King Street MELBOURNE	Former Paramount House	Previous heritage review	Yes	2018-20
273-275 King Street MELBOURNE		Previous heritage review	No	
277-287 King Street MELBOURNE	Hotel Sophia	Nominated/Previous heritage review	No	
290-300 King Street MELBOURNE	The Wiltshire	Previous heritage review	No	
295-305 King Street MELBOURNE (Now demolished)	Former Koorie Heritage Trust building and Zander's No.2 Warehouse	Previous heritage review	Yes	2017-18
307-309 King Street MELBOURNE (Now demolished)	Former Walton and Scott engineering works	Previous heritage review	Yes	2017-18
318 King Street MELBOURNE		City of Melbourne internal review	No	
324 King Street MELBOURNE		City of Melbourne internal review	No	
3 Kirks Lane MELBOURNE	Gothic Chambers warehouse	Nominated	Yes (Extended individual HO)	2018-20
30-34 La Trobe Street MELBOURNE	Turn Verein Hall	Previous heritage review	Yes	Pilot Stage
36-40 La Trobe Street MELBOURNE (Demolished)	Former GMK House	Previous heritage review	No	
42-50 La Trobe Street MELBOURNE		Previous heritage review	No	
58-66 La Trobe Street MELBOURNE	La Trobe Apartments	Previous heritage review	No	
123-129 La Trobe Street MELBOURNE	La Trobe Terrace	Nominated/Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
188-222 La Trobe Street MELBOURNE (Demolished)	Rewal House	Nominated	No	
293-299 La Trobe Street MELBOURNE (Now demolished)	Former Duke of Kent Hotel	City of Melbourne internal review	Yes	2018-20
301 La Trobe Street MELBOURNE	La Trobe Street Gallery	City of Melbourne internal review	No	
312-318 La Trobe Street MELBOURNE (Demolished)		City of Melbourne list	No	
333-335 La Trobe Street MELBOURNE		City of Melbourne internal review	No	
348-358 La Trobe Street MELBOURNE	Centro Apartments	Previous heritage review	No	
360 La Trobe Street MELBOURNE		City of Melbourne internal review	No	
Rear of 378-392 La Trobe Street MELBOURNE		Previous heritage review	No	
394-400 La Trobe Street MELBOURNE	Hudson on La Trobe Apartments	Previous heritage review	No	
402-408 La Trobe Street MELBOURNE	Empire Apartments (Australian Building)	Nominated/Previous heritage review	No	
47-55 Little Bourke Street MELBOURNE	The Crossley Hotel	City of Melbourne list	No	
258-264 Little Bourke Street MELBOURNE	Former State Savings Bank	Previous heritage review	Yes (Swanston Street North Precinct and individual overlay)	2017-18 (precinct) / 2018-20 (individual)
354-360 Little Bourke Street MELBOURNE	Melbourne House	Previous heritage review/City of Melbourne internal review	Yes	2018-20
365-367 Little Bourke Street MELBOURNE	Thomas Warburton Pty Ltd Complex	Part of nominated place	Yes (Extended individual HO)	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
428-432 Little Bourke Street MELBOURNE	Former Printcraft House	Previous heritage review	Yes	2018-20
441-443 Little Bourke Street MELBOURNE	Downs House	Previous heritage review/City of Melbourne internal review	Yes	2018-20
548-558 Little Bourke Street & 565 Lonsdale Street MELBOURNE	Victoria Bond Store	Previous heritage review/City of Melbourne internal review	No	
590-592 Little Bourke MELBOURNE	Sorry Grandma	Previous heritage review/Part of former precinct	No	
602-606 Little Bourke Street MELBOURNE	Former Melbourne City Council Power Station	Nominated/Part of former precinct	Yes (Extended individual HO)	2018-20
620-648 Little Bourke Street MELBOURNE	Former Melbourne City Council Power Station	City of Melbourne list	Yes (Extended individual HO)	2018-20
37 Little Collins Street MELBOURNE	Shop	Previous heritage review	Yes	Pilot Stage
39-41 Little Collins Street MELBOURNE	Former Wenley Motor Garage	Previous heritage review	Yes	Pilot Stage
57-67 Little Collins Street MELBOURNE	Former Craig, Williamson Pty Ltd complex	Previous heritage review	Yes	2018-20
62-66 Little Collins Street MELBOURNE		Previous heritage review/Part of precinct	No	
130-134 Little Collins Street MELBOURNE	Former Methodist Church	GJM fieldwork	Yes	2018-20
166-186 Little Collins Street MELBOURNE	Melbourne Cyclorama Company	Previous heritage review	No	
188-194 Little Collins Street MELBOURNE	Shocko House, former Godfey's Building	Previous heritage review	Yes	2017-18
318-322 Little Collins Street MELBOURNE	The Hub Arcade	Nominated	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
335-349 Little Collins Street MELBOURNE	Equitable House	Previous heritage review	Yes	2018-20
377-379 Little Collins Street MELBOURNE	Collins Gate	Previous heritage review	Yes	2018-20
378-380 Little Collins Street MELBOURNE		Nominated/Previous heritage review	No	
382 Little Collins Street MELBOURNE	Former Law Institute House	Nominated/Previous heritage review	Yes	2018-20
384-390 Little Collins Street MELBOURNE	Excelsior	Nominated/Previous heritage review	No	
400-404 Little Collins Street MELBOURNE		Part of former precinct	No	
421-423 Little Collins Street MELBOURNE		Previous heritage review	No	
457-469 Little Collins Street MELBOURNE	Cowan House	City of Melbourne internal review	Yes	2018-20
499-503 Little Collins Street MELBOURNE	Henty House	Previous heritage review	Yes	2018-20
577-583 Little Collins Street MELBOURNE	Warehouses	Previous heritage review	Yes	Pilot Stage
582-584 Little Collins Street MELBOURNE	Commercial building	Previous heritage review	Yes	Pilot Stage
588-600 Little Collins Street MELBOURNE	Stella Maris Seafarers' Centre	City of Melbourne list	Yes	2018-20
601 Little Collins Street MELBOURNE	SkyLofts 601 on little Collins	Previous heritage review	No	
613-639 Little Collins MELBOURNE		City of Melbourne list	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
616-622 Little Collins Street MELBOURNE	Former Melbourne and Metropolitan Tramways Building	Previous heritage review	Yes	Pilot Stage
12-14 Little La Trobe Street MELBOURNE (Demolished)		Nominated	No	
16 Little La Trobe Street MELBOURNE (Demolished)		Nominated	No	
34-36 Little La Trobe Street MELBOURNE	Warehouse	Previous heritage review	Yes	2018-20
38-40 Little La Trobe Street MELBOURNE		Previous heritage review	No	
42-44 Little La Trobe Street MELBOURNE		Nominated/Previous heritage review	No	
46 Little La Trobe Street MELBOURNE		Nominated	No	
62-64 Little La Trobe Street MELBOURNE		Previous heritage review	No	
65-69 Little La Trobe Street MELBOURNE		City of Melbourne internal review	No	
70-72 Little La Trobe Street MELBOURNE		City of Melbourne internal review	No	
27-29 Little Lonsdale Street MELBOURNE	Warehouse	City of Melbourne internal review	Yes	2018-20
109-111 Little Lonsdale Street MELBOURNE (Demolished)		Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
100 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
102-104 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
106 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
116-118 Little Lonsdale Street MELBOURNE		Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18
120-122 Little Lonsdale Street MELBOURNE	Residences	Existing HO precinct	Yes (Little Lonsdale Street Precinct and individual HO)	2017-18
124-126 Little Lonsdale Street MELBOURNE		Nominated/Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18
128-130 Little Lonsdale Street MELBOURNE	Leitrim Hotel	Existing VHR place/Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18
132 Little Lonsdale Street MELBOURNE		Nominated/Existing HO precinct	Yes (Little Lonsdale Street Precinct)	2017-18
134-144 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
146-148 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Little Lonsdale Street Precinct)	2017-18
152-156 Little Lonsdale Street MELBOURNE		City of Melbourne internal review	No	
273-275 Little Lonsdale Street MELBOURNE		Part of precinct	Yes (Drewery Lane Precinct)	2017-18
277-279 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
281 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
283-285 Little Lonsdale Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
302-304 Little Lonsdale Street MELBOURNE		Nominated/Previous heritage review	No	
322 Little Lonsdale Street MELBOURNE		City of Melbourne internal review	No	
361-365 Little Lonsdale Street MELBOURNE		Nominated/Previous heritage review	No	
364-370 Little Lonsdale Street MELBOURNE (Now demolished)	Former Tuberculosis Bureau	Previous heritage review	Yes	2017-18
470-472 Little Lonsdale Street MELBOURNE	Shops	Previous heritage review	Yes	Pilot Stage
474 Little Lonsdale Street MELBOURNE	Residences	Previous heritage review	Yes	Pilot Stage
563-567 Little Lonsdale Street MELBOURNE		Previous heritage review	No	
593-611 Little Lonsdale Street MELBOURNE (Demolished)	(Rear of) Australis Apartments	Previous heritage review	No	
38 Lonsdale Street MELBOURNE		Previous heritage review/City of Melbourne internal review	No	
53-57 Lonsdale Street MELBOURNE	Shops and residences	Previous heritage review	Yes	2017-18
217-231 Lonsdale Street MELBOURNE	Golden Square Parking	Previous heritage review	No	
268-270 Lonsdale Street MELBOURNE	Pacific House	Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
269-321 Lonsdale Street MELBOURNE	Emporium Melbourne	Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
(Demolished)				
355-357 Lonsdale Street MELBOURNE		Nominated	No	
359-363 Lonsdale Street MELBOURNE	Shops and offices	Nominated/City of Melbourne internal review	Yes	2018-20
364-372 Lonsdale Street MELBOURNE	Askew House	Nominated/Previous heritage review	No	
365 Lonsdale Street MELBOURNE		City of Melbourne internal review	No	
382-384 Lonsdale Street MELBOURNE		Nominated/Previous heritage review	No	
386-392 Lonsdale Street MELBOURNE	MIT House	Nominated/Previous heritage review	No	
402-408 Lonsdale Street MELBOURNE	Former AMP Building	Nominated/ GJM field work	Yes	2018-20
410-412 Lonsdale Street MELBOURNE	Warehouse	Nominated	Yes	2018-20
414-416 Lonsdale Street MELBOURNE	Laurens House	Nominated/Previous heritage review	Yes	2017-18
447 Lonsdale Street MELBOURNE	Lonsdale Exchange Building	City of Melbourne internal review	Yes	2018-20
572-574 Lonsdale Street MELBOURNE	Universal Chambers	Previous heritage review	No	
594-610 Lonsdale Street MELBOURNE	Former Andrew Jack, Dyson & Co Pty Ltd	City of Melbourne internal review	Yes	2018-20
597-603 Lonsdale Street MELBOURNE	Men's Gallery	Nominated	No	
617-639 Lonsdale Street MELBOURNE	Former Melbourne City Council Power Station	Previous heritage review	Yes (Extended individual HO)	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
651-669 Lonsdale Street MELBOURNE	Former Melbourne City Council Power Station	Previous heritage review	Yes (Extended individual HO)	2018-20
10-22 Manton Lane MELBOURNE		Nominated	No	
8-12 Market Street MELBOURNE	Reed House, Formerly Southern Cross Assurance Co	Previous heritage review	No	
54-60 Market Street MELBOURNE	Oaks on Market	Nominated	No	
10-16 McKillop Street MELBOURNE		Nominated/Previous heritage review	No	
12-18 Meyers Place MELBOURNE	Former Kantay House	Nominated	Yes	2018-20
17 Meyers Place MELBOURNE	Substation	City of Melbourne internal review	No	
20 Meyers Place MELBOURNE	The Waiters Restaurant	Nominated	Yes	2018-20
10-20 Oliver Lane MELBOURNE		Existing VHR place/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
22-30 Oliver Lane MELBOURNE		Existing VHR place/Part of precinct	Yes (Flinders Lane Precinct)	2017-18
10-14 Park Street MELBOURNE	CitiPower former Melbourne City Council substation	Previous heritage review	Yes	2017-18
Princes Walk, Birrarung Marr	Former Princes Bridge Lecture Room	Nominated	Yes	2018-20
22 Punch Lane MELBOURNE		Previous heritage review	No	
10-16 Queen Street MELBOURNE	QBE House	Part of former precinct	No	
40-52 Queen Street MELBOURNE	Perpetual Trustees	Part of former precinct	No	
43-51 Queen Street MELBOURNE	Former Union House	Previous heritage review/Part of former precinct	Yes	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
53-57 Queen Street MELBOURNE	SDA House / Norwich Union Insurance Building	Previous heritage review/Part of former precinct	No	
85-91 Queen Street MELBOURNE	Former National Bank of Australasia Stock Exchange Branch	Nominated/Part of former precinct	Yes	2018-20
97-101 Queen Street MELBOURNE	Bank of Singapore House	Part of former precinct	No	
103-105 Queen Street MELBOURNE	Former Ajax House	Previous heritage review/Part of former precinct	Yes	2018-20
111-129 Queen Street MELBOURNE	Former RACV Club	Previous heritage review/Part of former precinct	Yes	Pilot Stage
131-141 Queen Street MELBOURNE	Former Victoria Club building	Nominated/Previous heritage review/Part of former precinct	Yes	2017-18
148-156 Queen Street MELBOURNE (Demolished)		Nominated/ Part of former precinct	No	
155-161 Queen Street MELBOURNE	Former South British Insurance Company Ltd Building	Nominated/Previous heritage review/Part of former precinct	Yes	2018-20
158-172 Queen Street MELBOURNE	Former Sleigh buildings (H C Sleigh Building & former Sleigh Corner)	Previous heritage review/Part of former precinct	Yes	2018-20
163-173 Queen Street MELBOURNE		Part of former precinct	No	
174-176 Queen Street MELBOURNE		Part of former precinct	No	
178-182 Queen Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	
184-192 Queen Street MELBOURNE	Former Houston Building	Part of former precinct/ GJM field work	Yes	2018-20
207-213 Queen Street MELBOURNE		Previous heritage review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
215 Queen Street MELBOURNE	Shop	Previous heritage review	Yes	2018-20
221-231 Queen Street MELBOURNE	Former Law Department's building	Nominated/Previous heritage review/Part of former precinct	Yes	2018-20
224-236 Queen Street MELBOURNE		Part of former precinct	No	
233-243 Queen Street MELBOURNE	Former State Savings Bank of Victoria	Part of former precinct/ GJM field work	Yes	2018-20
260-264 Queen Street MELBOURNE		Nominated/Previous heritage review	No	
2-6 Rankins Lane MELBOURNE	Thomas Warburton Pty Ltd complex	Part of nominated place	Yes (Extended individual HO)	2018-20
8-14 Rankins Lane MELBOURNE	Thomas Warburton Pty Ltd complex	Part of nominated place	Yes (Extended individual HO)	2018-20
2-18 Ridgway Place MELBOURNE	Lyceum Club	Previous heritage review	Yes	Pilot Stage
20 Ridgway Place MELBOURNE	Former Ridgway Terrace	Previous heritage review	Yes	2017-18
12-14 Russell Place MELBOURNE	Substation 113	City of Melbourne internal review	No	
14-22 Russell Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
24-30 Russell Street MELBOURNE		Part of precinct	Yes (Flinders Lane Precinct)	2017-18
114-120 Russell Street MELBOURNE	Former Russell Street Automatic Telephone Exchange and Postal Building	Previous heritage review	Yes	2018-20
122 Russell Street MELBOURNE		City of Melbourne internal review	No	
124-130 Russell Street MELBOURNE	Melbourne Theosophical Society, former Russell House	Nominated	Yes	2017-18
132-134 Russell Street MELBOURNE		City of Melbourne internal review	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
162-164 Russell Street MELBOURNE		Previous heritage review	No	
166 Russell Street MELBOURNE	Shop	Previous heritage review	Yes	2017-18
168 Russell Street MELBOURNE	Former Temperance Hall	Nominated/Previous heritage review	No	
248-250 Russell Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	
256-258 Russell Street MELBOURNE		Nominated/Part of former precinct	No	
260-262 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
264-266 Russell Street MELBOURNE		Nominated/Previous heritage review/Part of former precinct	No	
272 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
296-298 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
300 Russell Street MELBOURNE		Previous heritage review/Part of former precinct	No	
44-64 Spencer Street MELBOURNE	Great Southern Hotel	Nominated/Previous heritage review	No	
49-51 Spring Street MELBOURNE		City of Melbourne internal review	No	
93-101 Spring Street MELBOURNE	Treasury Gate	Nominated	Yes	2017-18
199-207 Spring Street MELBOURNE	Park Tower	Nominated	Yes	2017-18
22 Sutherland Street MELBOURNE	Order of Buffaloes Grand Lodge of Victoria	Previous heritage review	No	
45-63 Swanston Street MELBOURNE	Former State Savings Bank of Victoria	GJM fieldwork	Yes	2018-20

Address	Place name	How identified	Recommended for HO	When recommended for HO
135-137 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Swanston Street South Precinct)	2017-18
139-141 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
143 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
144 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
145 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
146 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
147 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
148 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
149-153 Swanston Street MELBOURNE	Sanders and Levy building	Previous heritage review	Yes (Swanston Street South Precinct and individual HO)	2017-18
150 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
152-156 Swanston Street MELBOURNE	Former Bank of Australasia	Previous heritage review	Yes (Swanston Street South Precinct and individual HO)	2017-18
155 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
157-159 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
158-164 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
161 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
163-165 Swanston Street MELBOURNE	Swanston House	Existing individual HO/Part of precinct	Yes (Swanston Street South Precinct)	2017-18
166 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
168 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
172 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street South Precinct)	2017-18
174 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street South Precinct)	2017-18
207-209 Swanston Street MELBOURNE		Part of precinct	Yes (Swanston Street North Precinct)	2017-18
211-213 Swanston Street MELBOURNE		Previous heritage review	Yes (Swanston Street North Precinct)	2017-18
215-217 Swanston Street MELBOURNE	Shop and residence	Previous heritage review	Yes (Swanston Street North Precinct and individual overlay)	2017-18
219-225 Swanston Street MELBOURNE		Existing individual overlay/Part of precinct	(Swanston Street North Precinct)	2017-18
237 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
239-241 Swanston Street MELBOURNE		Nominated/Previous heritage review	(Swanston Street North Precinct)	2017-18
243-249 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
251-253 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
255 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
257-259 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
261-263 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18
265-267 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18
269 Swanston Street MELBOURNE		Nominated	(Swanston Street North Precinct)	2017-18
271 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18
273 Swanston Street MELBOURNE		Part of precinct	(Swanston Street North Precinct)	2017-18
275-279 Swanston Street MELBOURNE		Previous heritage review	(Swanston Street North Precinct)	2017-18
281-287 Swanston Street MELBOURNE	Former Britannia Hotel	Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
289-299 Swanston Street MELBOURNE	Legacy House	Nominated	Yes (Drewery Lane Precinct)	2017-18
301-303 Swanston Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
305-307 Swanston Street MELBOURNE		Previous heritage review	Yes (Drewery Lane Precinct)	2017-18
309 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
311 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18

Address	Place name	How identified	Recommended for HO	When recommended for HO
313-315 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
317 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
319-323 Swanston Street MELBOURNE		Existing individual HO/Part of precinct	Yes (Drewery Lane Precinct)	2017-18
335-347 Swanston Street MELBOURNE	Former Manchester Unity Oddfellows Building	City of Melbourne internal review	Yes	2018-20
11-27 Tavistock Place MELBOURNE	CitiPower former Melbourne City Council substation	Nominated/Previous heritage review	Yes	2017-18
11-17 Victoria Street MELBOURNE	Halkett House	City of Melbourne list	No	
1-13 William Street MELBOURNE	The Clarion Gateway Apartments	Previous heritage review	No	
15-33 William Street MELBOURNE	15W (Former Monash House)	Previous heritage review	No	
114-128 William Street MELBOURNE	Former Dillingham Estates House	Previous heritage review	Yes	Pilot Stage
170-176 William Street MELBOURNE	Quest on William	Previous heritage review	No	
178-188 William Street MELBOURNE	Office Building	Previous heritage review/ GJM field work	Yes	2018-20
189-203 William Street MELBOURNE	The William	Nominated/Previous heritage review	No	
205 William Street MELBOURNE	Owen Dixon Chambers East	Previous heritage review	No	
223-229 William Street MELBOURNE	William Cooper Justice Centre	City of Melbourne list	No	

Address	Place name	How identified	Recommended for HO	When recommended for HO
269-275 William Street MELBOURNE	Nubrik House	City of Melbourne internal review	Yes	2018-20
263-267 William Street MELBOURNE	Metropolitan Hotel	Previous heritage review	Yes	2017-18
277-287 William Street MELBOURNE	AGC House	Previous heritage review	No	