

CITY NORTH HERITAGE REVIEW

Overview and Recommendations (volume 1)



Royal Artillery Hotel, 614 Elizabeth Street, Melbourne



Villa, 95 Flemington Road, North Melbourne



Former Repco Building, 90 Berkeley Street, Carlton



Melbourne Terrace Apartments, 416 Queen Street

TABLE OF CONTENTS

1	Introduction	
1.1	Background	1
1.2	Brief	1
1.3	Study Area	2
1.4	Study Team	3
1.5	Acknowledgements	3
2	Methodology	
2.1	General	4
2.2	Site Inspections	4
2.3	Research	4
2.4	Physical Description	5
2.5	Assessment of Significance	5
3	Overview of Development	
3.1	Introduction	8
3.2	Carlton	8
3.3	Melbourne	9
3.4	North and West Melbourne	9
4	Recommendations	
4.1	Introduction	11
4.2	Carlton	12
4.3	Melbourne	12
4.4	North and West Melbourne	13
	Appendix	
	Map of Summary Recommendation for the Heritage Overlay	14

1 INTRODUCTION

1.1 Background

The City North Heritage Review has been prepared for the City of Melbourne by RBA Architects and Conservation Consultants. The impetus to undertake this heritage review has arisen because of the City North Structure Plan that was being prepared by the City of Melbourne. Meredith Gould Architects were engaged to undertake a preliminary heritage review of the City North Area to determine any heritage issues and their findings were outlined in a report entitled, *Heritage Assessment – City North Structure Plan Area* of April 2011. In this report, several deficiencies in the existing heritage protection regime were identified such as the lack of statements of significance for existing individual heritage overlays and the need to review graded sites from earlier studies which had not as yet been protected.

This current review builds on heritage studies that were undertaken during the mid-1980s, which were among the first heritage studies commissioned in the State:

- *Carlton, North Carlton and Princes Hill Conservation Study*, Nigel Lewis and Associates 1985
- *Central Activities District Conservation Study*, Graeme Butler 1985
- *North and West Melbourne Conservation Study*, Graeme Butler 1985 with additions up to 1993

The sites that currently are afforded heritage protection in the Melbourne Planning Scheme derive from the recommendations of the earlier studies. Not all the recommendations of these studies however were realised at the time because not all the properties recommended for protection were included in heritage controls under the Melbourne Planning Scheme. In addition, statements of significance/citations were not prepared for many of the sites.

Some further heritage review work was undertaken during the last decade or so by Allom Lovell & Associates (*City of Melbourne Heritage Review 1999/2000*) and Meredith Gould (*City of Melbourne Heritage Precincts Project 2004*), which related to some sites in the City North area, however a comprehensive review of the study area had not been commissioned for over a quarter of a century.

The purpose of the City North Heritage Review was to:

- review the heritage protection of properties currently listed in the Schedule to the Heritage Overlay;
- reassess sites that had been previously graded or identified as being of potential significance, but not included in the Heritage Overlay, to determine whether they should be afforded heritage protection;
- And determine whether there were other sites of heritage significance that had not as yet been identified.

1.2 Brief

The brief required the following tasks to be undertaken

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

- o Enter this information into the i-heritage database

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

1.3 Study Area

The study, or City North, area incorporates the northern part of the CBD (in the vicinity of the Queen Victoria Market), part of Carlton (south of the main campus of the University of Melbourne) and parts of North and West Melbourne (eastern end).

The principal boundaries of the study area are outlined in blue on the following map:

- Flemington Road and Grattan Street (north)
- Swanston Street (east)
- A'Beckett Street (south)
- Harcourt St/Courtney St/Capel St/William St (west)



City North area

1.4 Study Team

The consultant team for the independent review was comprised primarily of Anthony Hemingway (architectural historian) with the assistance of Roger Beeston (director, architect), Kim Burrell (historian), Margaret Nicoll (architectural technician), and Emi Whyte (architectural graduate).

1.5 Acknowledgements

The authors are grateful for the assistance provided by the following individuals and organisations.

- Melanie Hearne, Robyn Hellman and Debbie Payne (Strategic Planning Branch at the City of Melbourne).
- Kathleen Smith (Reader and Information Services Librarian, North Melbourne Library).

2 METHODOLOGY

2.1 General

The methodology adopted in undertaking this review is in accordance with the processes and criteria outlined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, known as the *Burra Charter*.

- Undertake a site inspection.
- Undertake historical research.
- Prepare a physical description.
- Analyse the significance of the site based on the research and the extant fabric.
- Prepare a citation (statement of significance, history and description) for those sites warranting heritage protection. This would include a grading and relating the aspects of significance to the AHC criteria.

2.2 Site Inspections

Over 400 sites within the study area were assessed, of which some 370 sites were provided in the project list. Many of these sites were within an existing heritage overlay (individual or precinct) however about 50 had no heritage protection. Many of the latter group had been graded in a previous heritage study whilst for others there was no grading. These ungraded sites came to be on the list as part of a general heritage assessment of the area undertaken by Meredith Gould in *Heritage Assessment – City North Structure Plan Area*, April 2011.

Initially during late April and early May, a survey was undertaken on foot by two consultants over the course of several days in which every building in the study area was considered for potential heritage significance in order to gain a broad overview of the range of the extant building fabric. Any existing heritage site, or site of heritage interest, was recorded (photographed, given a preliminary grading, and noting distinguishing features). Sites were inspected from the perimeter, including lane way if possible.

Subsequently, it was necessary to return to sites, for which a citation was to be prepared, in order to take more detailed photographs and notes.

2.3 Research

In regards to the potential heritage overlays, the sources consulted have been a combination of primary and secondary sources. The primary sources have included files at the Public Records Office of Victoria (PROV) especially the building application index (VPRS 11,202), as well as the related plans (VPRS 11,200) and files (VPRS 11,201).

Historic plans provide useful information. Those typically consulted include:

- Township Plans
- MMBW (Melbourne Metropolitan Board of Works)
- Mahlstedt Fire Insurance Plans (these did not cover parts of Carlton and North Melbourne)
- Other historical plans: Kearney, Cox, etc.

Where necessary, other sources consulted to understand the key developmental phase at a site varied but may have involved referring to any of the following:

- Rates Books for both the City of Melbourne (VPRS 5708) and City of Hotham, now North Melbourne, (initially a borough, later a town).
- Directories: Sands & Kenny and Sands & McDougall's
- Certificates of Title
- Application files
- Historic photographs (e.g. State Library of Victoria, Picture Victoria)
- Burchett Index (building notices prior to 1916).

2.4 Physical Description

A physical description has been provided based on the site inspections. The description usually includes a determination of the architectural style of the building, details of what elements are original, or not, and any distinguishing features.

2.5 Assessment of Significance

As for heritage professionals generally in Australia, the process outlined in the *Burra Charter* underpins the approach to heritage assessment and conservation adopted by the authors of this report.

2.5.1 Burra Charter

The methodology adopted in the assessment of the significance (or Heritage values) of the place is in accordance with the process outlined in the *Burra Charter* (or *The Australia ICOMOS Charter for Places of Cultural Significance*). As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values.

2.5.2 Gradings

The following tables outline the current definitions in Clause 22.05 (Heritage Places outside the Capital City Zone) of the Melbourne Planning Scheme. Buildings are graded 'A' to 'D' and their streetscape value is assigned a level, 1 to 3, both in descending order of significance.

Buildings

Grading	Definition
A	'A' buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on the Victorian Heritage Register or the Register of the National Estate.
B	'B' buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on the Register of the National Estate.
C	'C' buildings. Demonstrate the historical or social development of the local area and /or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.
D	'D' buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains

Grading	Definition
	much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

Streetscapes

Streetscape	Definition
Level 1	Level 1 streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.
Level 2	Level 2 streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.
Level 3	Level 3 streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

2.5.3 AHC Criteria

The AHC criteria developed by the Australian Heritage Commission (now Australian Heritage Council) have been employed where appropriate in the citations (volumes 2 to 4). Reference to the relevant AHC criteria is defined in brackets within the statements of significance (for example A4 or B2).

The thresholds for local significance have been determined according to the guidelines and examples outlined in the 'Criteria for the Register of the National Estate - Application Guidelines', which was prepared by the Australia Heritage Commission in April 1990.

The AHC criteria are listed below. Some of the criteria relate specifically to natural history and were not applicable to this study (and are noted as such in brackets):

Criterion	Definition
A: Its Importance in the course, or pattern, of Australia's natural or cultural history	<p>A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate. [Not applicable to this study]</p> <p>A.2 Importance in maintaining existing processes or natural systems at the regional or national scale. [Not applicable to this study]</p> <p>A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features. [Not applicable to this study]</p> <p>A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.</p>
B: Its possession of uncommon, rare or	B.1 Importance for rare, endangered or uncommon flora, fauna,

Criterion	Definition
endangered aspects of Australia's natural or cultural history	<p>communities, ecosystems, natural landscapes or phenomena, or as a wilderness. [Not applicable to this study]</p> <p>B.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practised, in danger of being lost, or of exceptional interest</p>
<p>C: its potential to yield information that will contribute to an understanding of Australia's natural or cultural history</p>	<p>C.1 Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, teaching site, type locality, reference or benchmark site. [Not applicable to this study]</p> <p>C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.</p>
<p>D: its importance in demonstrating the principal characteristics of: (i) a class of Australia's natural or cultural places; or (ii) a class of Australia's natural or cultural environments</p>	<p>D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class. [Not applicable to this study]</p> <p>D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).</p>
<p>E: its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group</p>	<p>E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.</p>
<p>F: its importance in demonstrating a high degree of creative or technical achievement at a particular period</p>	<p>F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.</p>
<p>G: its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons.</p>	<p>G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational, or social associations.</p>
<p>H: its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history</p>	<p>H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region</p>

3 OVERVIEW OF DEVELOPMENT

3.1 Introduction

During the course of undertaking the City North Heritage Review, it has become apparent that the sections of the suburbs under consideration have developed in a distinct way and with definite characteristics, which to an extent unify this part of the City of Melbourne. The adjoining areas have had a similar shared land use/development history because they have generally accommodated a combination of residential and commercial/light industrial uses, though to varying degrees.

As such, an overview of the development of the relevant parts of the three principal suburbs is provided as a historical context for understanding why certain types of sites might be significant as they reflect key phases/types of development in the respective areas.

3.2 Carlton

The development of the part of Carlton in the study area, that is, the area bound by Grattan Street (north), Swanston Street (east), Victoria Street (south) and Berkeley Street (west), is distinct from most of the rest of the suburb.

In 1852, Carlton was surveyed by Robert Hoddle in an orderly manner (in order to avoid the undisciplined development of Fitzroy and Collingwood) and its good elevation and natural drainage made it an attractive prospect for residential development. Public squares – Barry and Lincoln – were a feature of the planning. On the higher ground near Grattan Street, better quality homes were generally constructed and more of these have survived, primarily at the north end of Barry and Leicester Streets and parts of Grattan Street, as well as two other groups at 56-58 Barry Street and Pattison Terrace (148-152 Leicester Street). All of these places are currently included in the Heritage Overlay, though only some of these buildings continue to be employed for residential purposes.

From the 1850s, there was some (light) industrial activity in this part of Carlton, especially on the lower ground south of Queensberry Street (e.g. the former Carlton United Breweries), commensurate with similar types of land use in the neighbouring parts of central Melbourne and the western edge as it was adjacent to the major commercial arm of Elizabeth Street. Other commercial activity was dispersed throughout the area, though concentrated on Swanston and Queensberry Streets. Residential buildings nonetheless predominated during the 19th century (as indicated on the 1890s MMBW plans), however there was more intensive subdivision at the southern end with a greater proportion of small timber cottages, including some in narrow rear or side lanes.

Early in the 20th century the shift to predominantly larger commercial buildings began, typically involving land consolidation and demolition of the typically smaller scale, pre-existing buildings at the southern and western ends of this part of Carlton. Early examples from this phase of development are the former furniture factory at 109-115 Berkeley Street and the former warehouse, nearby at 278 Queensberry Street. During the Interwar period, 1920s and 1930s, this process gained impetus and a considerable portion of the extant building stock in the area dates to this period. These buildings were generally two storeys though there are also single storey and some examples with three or more storeys (e.g. south end of Berkeley Street). The type of use varied however there were several at the west end (e.g. Berkeley Street) employed by the automobile trade (which was concentrated on the adjacent part of Elizabeth Street).

Few of these commercial sites had previously been identified as being of heritage significance, as most of the previous heritage assessment work dates to the mid-1980s when the emphasis was identifying heritage places from the Victorian and Federation periods. The assessment work subsequently undertaken in about 2000 started to pick up on the Interwar period sites, however there has been a comprehensive survey undertaken with this current study. As such, several more examples from the Interwar, as well as some from the Post-war period, have been identified including two small precincts (Little Pelham Street and Lincoln Square South).

Currently the early to mid-20th century building stock is in a state of flux as the original factory/warehouse use largely became redundant some years ago. Subsequently, some buildings have been converted to offices or adapted for other purposes, such as residential and educational (primarily at the northern end by the University of Melbourne). The wheel has partly turned full circle, as land in this area is again being put to use for residential purposes, though of a dramatically different type to the 19th century as rather than small scale houses/terraces, substantial multi-storey apartment blocks are being introduced, in addition to larger scale educational facilities.

3.3 Melbourne

The pattern of development in the part of Melbourne under consideration, the north-western corner in the vicinity of the Queen Victoria Market, is not dissimilar to the adjacent part of Carlton. It included the northern part of the CBD, that is, the area was bound by Swanston Street (east), Victoria Street (north), Peel Street (west), and A'Beckett Street (south), as well as the northern extension of Elizabeth Street, that is as far as the former Haymarket round-about.

Similar to Carlton, there initially was a mixture of commercial and residential land use, although in the case of Melbourne, there was a predominance of commercial rather than residential during the 19th Century, which included a mix of small cottages and terraces. In this part of Melbourne, the early, dedicated residential building stock has not survived from this phase, however several commercial buildings remain along the west side of Elizabeth Street (e.g. nos 419-435) and a few others in the nearby streets (e.g., 104 A'Beckett St, 96-102 Franklin Street, and 427-33 Swanston Street). Elizabeth Street was quickly established as a principal thoroughfare for those heading to inland areas north of the city, especially the gold fields. During the 19th Century, there were several timber yards and warehouses in the area.

In the early 20th century, turnover of the pre-existing building stock commenced with factories becoming a common building type, in addition to those related to the automobile trade, such as the car showroom (an early example being 58-60 A'Beckett Street). During the Interwar period, Elizabeth Street, as far north as the Haymarket round-about, became the focus for this trade in Melbourne. Many factories were also constructed at the western end of A'Beckett and Franklin Streets, with the most prominent being the former A. G. Healing building (167-173 Franklin Street). This activity corresponds with a major phase of development of the Queen Victoria Market when land was made available because graves in the former cemetery were disinterred and the area of the market was considerably enlarged.

During the second half of the 20th century, there were some changes, primarily the construction of some notable buildings, some of which are multi-storey (e.g. the former TAA building at 42-50 Franklin Street and the former YWCA at 489-499 Elizabeth Street). The latter building type is rapidly becoming more common in this part of Melbourne however recent examples tend to be considerably taller than the circa 1960s buildings.

3.4 North and West Melbourne

The part of North Melbourne under consideration is a small section at the north-east corner of the suburb and a very small section of West Melbourne opposite the Queen Victoria Market. It is bound by Elizabeth and Peel Streets (east), Flemington Road (north), Harcourt/Capel Streets (west) and Courtney/Dudley/Victoria Streets (south).

In 1842 cattle yards were established north of Victoria Street, opposite what is now the Queen Victoria Market, otherwise there was no demand for land in this area until after the Gold Rush commenced in 1851 and brought about a population explosion. In 1852, the first sales for land in North Melbourne were held (including Capel Street) and in 1855 a grander planning with squares and the like for the northern section (north of Arden Street) was proposed but not realised. Subsequently development was rapid, initially to provide accommodation and services to those heading to the goldfields, such as hotels and stables. The population of the area increased dramatically up to about 1890 and then started to gradually decline.

Over the course of the 19th century, there was a mixture of residential and commercial development in this suburb (like the adjacent parts of Carlton and Melbourne within the City North area), however unlike the other two suburbs, much of the early residential building stock survives (especially terraces houses, primarily on Capel and Peel Streets). More unusually, a few early buildings dating to the 1850/60s survive (48-50 Villiers Street and 60-64 Courtney Street), which respectively are rare timber and stone examples. Both types of construction had been more prevalent in these suburbs but many early examples were replaced with larger brick buildings. A few early hotels also survive such as the former Exchange (37 Flemington Road), former Robert Burns (34 Courtney Street) and Edinburgh Castle (56 Courtney Street).

Flemington Road was established as a major thoroughfare during the mid-19th century. From the outset, there has been a considerable number of light industrial and other commercial sites between it and Courtney Street and this situation was augmented with the relocation of the Meat Market in 1880, as allied trades were established in the vicinity (e.g. refrigeration works in Blackwood Street). There had been more smaller-scale residential sites, including to the short cross-streets (e.g. Mary Street), however many of these have disappeared over time, either being replaced with larger scale residential or commercial buildings (e.g. 14-42 Villiers Street).

4 RECOMMENDATIONS

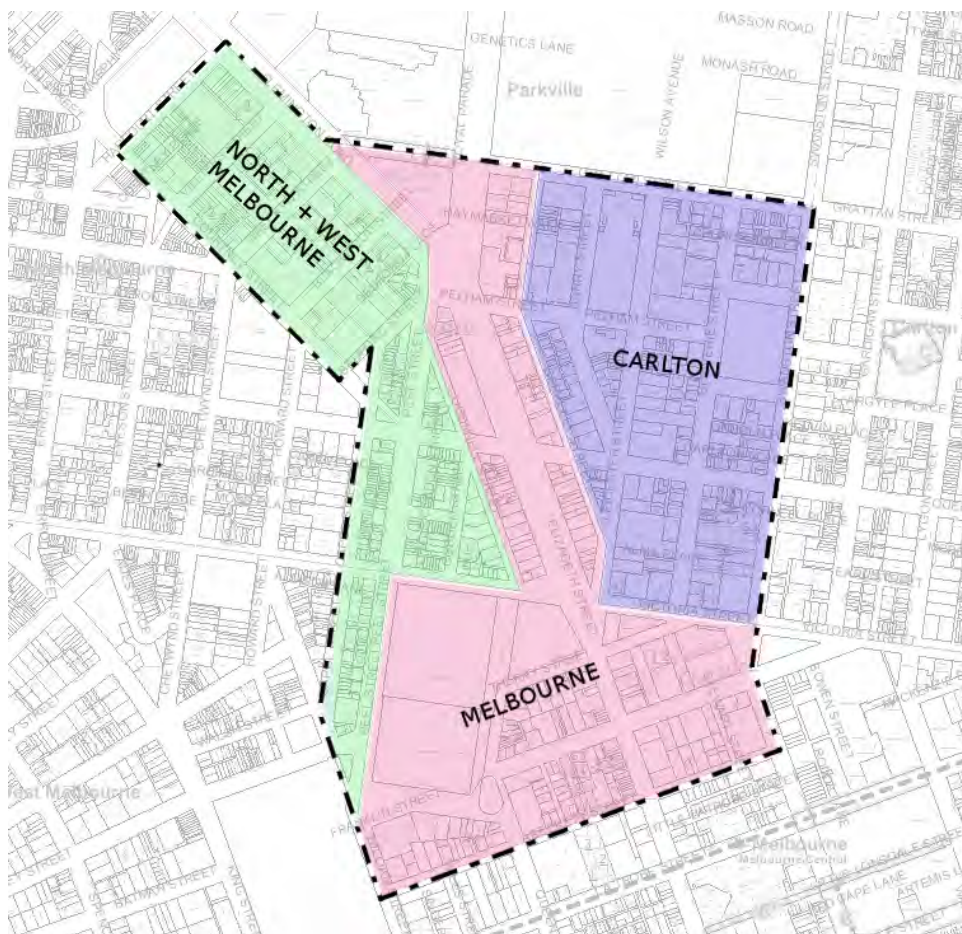
4.1 Introduction

This section outlines the recommendations of the City North Heritage Review. The principal recommendations relate to:

- i. Whether the existing heritage overlays should continue to be included in the Schedule to the Heritage Overlay, or not.
- ii. What/how many additional heritage overlays are recommended for inclusion in the Schedule (that is, reach a threshold level of local significance). These include sites included in the original project list as well as others that were identified during the survey work.

The following section provides a summary of the recommendations regarding individual sites and precincts according to suburb:

- Carlton,
- Melbourne,
- North & West Melbourne. (Grouped together as the study area included only a very small part of West Melbourne, and the original heritage study combined these two suburbs).



Map of City North area, highlighting the parts of the three suburbs under consideration

Note that the term 'citation' used below includes statement of significance, history and description.

4.2 Carlton (vol. 2)

The documentation associated with sites in the part of Carlton under consideration is provided in volume 2.

Note some existing sites had previously been listed in the heritage overlay incorrectly under Carlton have been moved to Melbourne (HO20, HO 55, HO 83, HO 86, HO100, HO 802).

Existing Heritage Overlays

- 9 citations prepared for sites which did not have a statement of significance (refer to appendix C), including one whose citation was revised because of a boundary change (HO17).
- 1 heritage overlay (HO801) recommended to be removed from Schedule because the original building has been demolished (refer to appendix F).
- Statements of significance not required for sites on the VHR.
- Carlton Precinct (HO1, part): covers about 30 sites within the area under consideration. Some recommended changes to gradings and boundary (refer to appendix E).

Revised Citations – Existing Overlays

- Revised citations prepared for 6 individual sites (mostly from the 1999 Allom Lovell study) to meet the current standard/format and in some cases the gradings have been altered (refer to appendix G). One site (HO110) has been transferred to a proposed precinct, Lincoln Square South (refer to appendix D).

Recommended Heritage Overlays

- Citations prepared for 11 individual sites (refer to appendix D).
- Citations prepared for 3 small precincts (Former Ramsay Surgical, Lincoln Square South, and Little Pelham Street).

Not Recommended for Heritage Protection

- 13 individual sites, including 1 existing heritage overlay (HO801, noted above). The remaining 12 sites have typically been graded D (refer to appendix F).

4.3 Melbourne (vol. 3)

The documentation associated with sites in the part of Melbourne under consideration is provided in volume 3.

Existing Heritage Overlays

- 3 sites which had previously been listed in the heritage overlay incorrectly under Carlton have been moved to Melbourne: HO20, HO 83, HO100 (refer to Appendix C). Of these, 2 have changes to boundaries.
 - HO83 to be divided into 2 separate parts, that is nos 226 and 228 Pelham Street (refer to appendix C).
 - HO100 to be enlarged to include part of the rear of 618-630 Elizabeth Street (refer to appendix C).

- Citation prepared for Queen Victoria Market Precinct (HO7), includes some boundary changes (refer to appendix E).
- Individual sites on east of Elizabeth Street between Victoria Street and Pelham Street incorporated into new precinct, Elizabeth Street North [Boulevard] (refer to appendix E).
- Citations not required for sites on the VHR.

Recommended Heritage Overlays

- Citations prepared for 19 individual sites (refer to appendix D).
- Citations prepared for 2 new precincts in Elizabeth Street (refer to appendix E).

Not Recommended for Heritage Protection

- 20 individual sites, most of which have been graded D (refer to appendix F).
- Includes 3 sites, which have been demolished (HO55), or are about to be demolished (HO86, HO802).¹

4.4 North and West Melbourne (vol. 4)

The documentation associated with sites in the part of North and West Melbourne under consideration is provided in volume 4.

Existing Heritage Overlays

- 7 citations prepared for sites which did not have a statement of significance, however boundary changes are proposed to 3 existing heritage overlays (refer to appendix C).
 - HO287, part to be removed.
 - HO 290 and HO291, both recommended to be divided into two separate heritage overlays.
- 1 citation (HO871) updated and the grading revised (from the 1999 Allom Lovell study) to meet the current standard/format (refer to appendix C).
- North and West Melbourne Precinct (HO3, part): covers over 100 sites in the area under consideration. Some changes to gradings and boundary (refer to appendix E).
- Citations not required for sites on the VHR.

Recommended Heritage Overlays

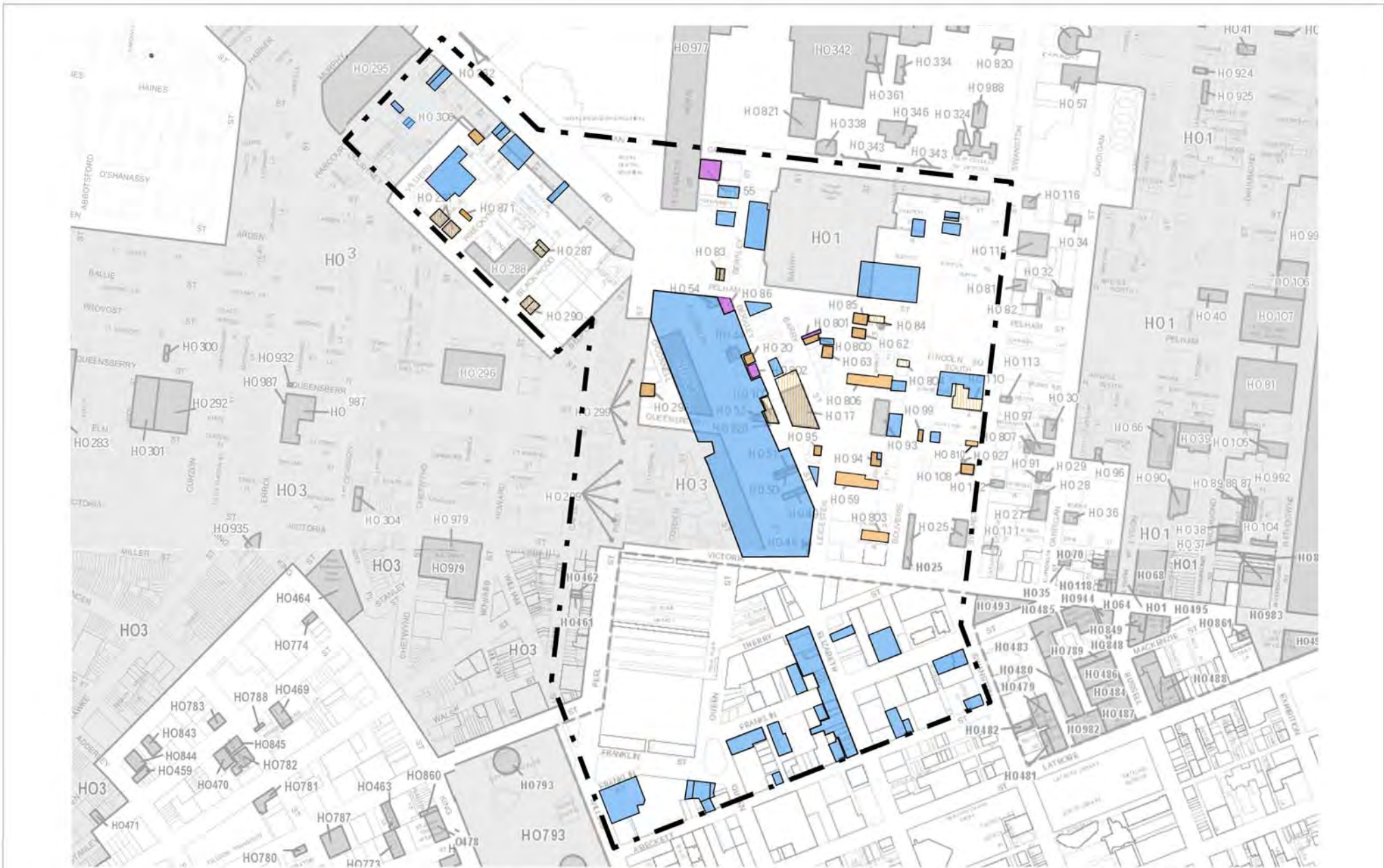
- Citations prepared for 9 individual sites, which are currently part of HO3 (refer to appendix D).
- In addition, 1 small precinct (Villiers Street).

Not recommended for Heritage Protection

- 8 individual sites, including 3 which are part of an existing heritage overlay (HO3). These sites have typically been graded D (refer to appendix F).

¹ Note that the recommended grading for HO802 has been revised to a 'C' however a demolition permit has already been approved.

APPENDIX – Map of Summary Recommendations to the Heritage Overlay



GENERAL NOTE
Other existing heritage overlays for which a citation wasn't required have been left as grey.

- LEGEND**
- Existing HO - no change
 - Existing HO - some change, refer to report
 - Existing HO - to be removed
 - Recommended HO
 - Study area boundary

PROJECT TITLE
City North
Heritage Review
LOCATION

Melbourne City Council

FOR DRAWING NUMBER
SK01
DRAWING TITLE
CITY NORTH STUDY -
Sites

NORTH REVISION
00
NOTES

JOB NUMBER DATE
2011.16
DRAWN BY
RBA
ISSUE
SCALE
NTS

RBA ARCHITECTS +
CONSERVATION CONSULTANTS PTY LTD
FITZROY STREET 4C/171
ST KILDA VIC AUSTRALIA 3182
TEL 613 9525 5666
FAX 613 9525 4906
EMAIL rba@rbaarchitects.com.au
WEB www.rbaarchitects.com.au

