

Heritage Council Determination

Determination date	1 October 2026
Place/Object name	Borsari's Corner
Location	201–203 Lygon Street, Carlton, Melbourne City, Wurundjeri Country
VHR number	H2475
Category	Registered Place
Relevant legislative provision/s	Inclusion in the Heritage Register, pursuant to section 49(1)(a) of the <i>Heritage Act 2017</i>

Determination of the Heritage Council

The Heritage Council of Victoria determined on **1 October 2026**, in accordance with section 49(1)(a) of the *Heritage Act 2017*, that the above Place is to be included in the Heritage Register in the category of Registered Place.

The Heritage Council also determined to:

- Include categories of works or activities which may be carried out in relation to the place for which a permit is not required (specific permit exemptions), that would not harm the cultural heritage significance of the place, pursuant to section 49(3)(a) of the *Heritage Act 2017*.
-

Executive Director's Recommendation ('the Recommendation')

On **13 July 2026** the Executive Director made the Recommendation to the Heritage Council that Borsari's Corner ('the Place') be included in the Heritage Register.

The Recommendation was advertised publicly for period of 60 days, beginning on **17 July 2026**.

Section 44 submissions

During the 60-day public advertisement period **one (1)** submission was received pursuant to section 44 of the *Heritage Act 2017* ('Heritage Act'). The submission is summarised below:

- The National Trust of Australia (Victoria) made a submission supporting the Executive Director's Recommendation, and did not request that a hearing be held.

The Place

Description

Extracted from the Executive Director's Recommendation:

Building

Borsari's Corner is a double-storey, Victorian-era shop building which occupies the southwest corner of Lygon and Grattan Streets in Carlton. The building is constructed of masonry and largely rendered and painted. On the lower level, the elevations to both Grattan Street and Lygon Street feature large shop windows. On the upper level, there is a series of evenly spaced sash windows, decorative pilasters and a plaster cornice. An extensive verandah occupies the length of the building on both Grattan Street and Lygon Street, and extends to the curb. The verandah retains a decorative iron frieze, lamps and is supported by cast iron columns.

There are also minor modern additions on the exterior of the building, such as awnings, air conditioning units and signage. The building has been used as a restaurant since the 1990s and the interior has been substantially refitted to accommodate this use.

Signs

On the chamfered corner of the building there are two c1940s neon signs. The larger and lower of the signs is rectangular and approximately 2 metres high and 1 metre wide. This sign depicts Nino Borsari on his bicycle with the words 'Ex-Olympic Champion' in red. A painted background image of Borsari on his bicycle is highlighted by green, yellow, blue and white neon. Above this sign, and attached the parapet, is a smaller sign which has the words 'Borsari's Corner' in red neon, and the Olympic rings above. The two signs are regularly illuminated and are highly visible from various vantage points.

Heritage Council's findings

State-level cultural heritage significance

The Heritage Council finds that Borsari's Corner is of State-level cultural heritage significance and is to be included in the Heritage Register.

The Heritage Council agrees that Borsari's Corner is historically significant as an evocative symbol of Italian migration to Victoria in the postwar period.

The Heritage Council agrees that Borsari's Corner is significant for its neon signs, which are notable examples in Victoria.

The Heritage Council agrees that Borsari's Corner is significant for its association with prominent sportsperson, businessperson and community leader Nino Borsari.

The Heritage Council determines that Borsari's Corner meets the following Criteria for Assessment in the Heritage Council's Victorian Heritage Register Criteria and Thresholds Guidelines (**Attachment 1**) at State-level:

- **Criterion A** – Importance to the course, or pattern, of Victoria's cultural history.

- **Criterion D** – Importance in demonstrating the principal characteristics of a class of cultural places and objects.
- **Criterion H** – Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Extent of Registration

The Extent of Registration is provided as **Attachment 2** and includes all the Place shown hatched on Diagram 2475 encompassing all of Lot 1 on Plan of Subdivision 305888 and part of the road reserves of Lygon Street and Grattan Streets from the building façade to the kerb.

Permit exemptions

The Heritage Council determined specific permit exemptions for works or activities which would not harm the cultural heritage significance of the Place.

Specific permit exemptions are provided as **Attachment 3**.

Conclusion

The Heritage Council of Victoria determined on **1 October 2026**, in accordance with section 49(1)(a) of the *Heritage Act 2017*, that the Borsari's Corner is to be included in the

Heritage Register in the category of Registered Place.



Professor Philip Goad

Chair, Heritage Council of Victoria

Attachment 1

Victorian Heritage Register Assessment Criteria

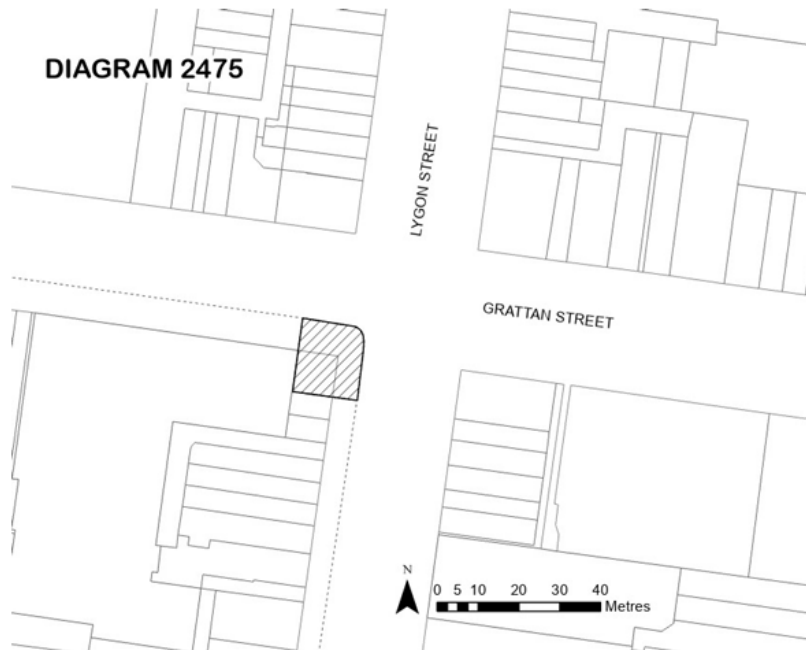
Criterion A	Importance to the course, or pattern, of Victoria's cultural history.
Criterion B	Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
Criterion C	Potential to yield information that will contribute to an understanding of Victoria's cultural history.
Criterion D	Importance in demonstrating the principal characteristics of a class of cultural places and objects.
Criterion E	Importance in exhibiting particular aesthetic characteristics.
Criterion F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
Criterion G	Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.
Criterion H	Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

These were adopted by the Heritage Council at its meeting on 1 December 2022, and replace the previous criteria adopted by the Heritage Council on 6 December 2012.

Attachment 2

Extent of Registration

All of the place shown hatched on Diagram 2475 encompassing all of Lot 1 on Plan of Subdivision 305888 and part of the road reserves of Lygon Street and Grattan Streets from the building façade to the kerb.



Attachment 3

Categories of works or activities which may be undertaken without a permit (permit exemptions)

Introduction

A [heritage permit](#) is required for all works and activities undertaken in relation to VHR places and objects. Certain works and activities are [exempt from a heritage permit](#), if the proposed works will not harm the cultural heritage significance of the heritage place or object.

Permit policy

It is recommended that a Conservation Management Plan is utilised to manage the place in a manner which respects its cultural heritage significance.

Permit exemptions

General permit exemptions

General exemptions apply to all places and objects included in the VHR. General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the *Heritage Act 2017*.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must notify the Executive Director before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific exemptions

The works and activities listed below under the heading 'Exempt works and activities' are not considered to cause harm to the cultural heritage significance of **Borsari's Corner**. These are subject to the following guidelines and conditions:

Guidelines for specific permit exemptions

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the Crown Land (Reserves) Act 1978, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act 2006* is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the *Planning and Environment Act 1987*, the *Aboriginal Heritage Act 2006*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Nothing in

this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.

6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local Council heritage advisor
7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part 5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.
8. All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.

General conditions for specific permit exemptions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.
2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not

- limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the Aboriginal Heritage Act 2006) must be contacted immediately to ascertain requirements under the Aboriginal Heritage Act 2006.
 4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
 5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the Aboriginal Heritage Act 2006, all details about the location and nature of the human remains must be provided to the Aboriginal Heritage Council (as defined in the Aboriginal Heritage Act 2006).

Exempt works and activities

Building

Exterior

1. Repair and removal of extraneous items attached to the building, such as ductwork, pipework, café awnings, wiring, aerials, air conditioner units, signage (excluding the neon signs) and the like.
2. Replacement of modern signage (excluding the neon signs) provided it is of the same scale, in the same location and is not illuminated.
3. Repair and removal of extraneous modern items occupying the pavement, such as perspex café barriers.

Interior

4. All works to the building interior.

Pavement

5. Works to the surface of the pavement, including patching, installation of tactile markers and the like.
6. Subsurface works to the pavement area, provided the surface is reinstated.
7. Works to traffic lights and traffic poles.