City of Melbourne Memorandum – Response Accompanying Summarised Consideration of Carlton Residents Association’s submissions to Panel

Date: 4 September 2018

Contents

City of Melbourne Memorandum – Response Accompanying Summarised Consideration of Carlton Residents Association’s submissions to Panel

Pie Chart Categorising 19 ‘Errors’ Identified in Carlton Residents Association’s Submission to Panel

Perceived flaws in Inventory identified in Carlton Residents Association Submission to Panel

196 Pelham Street, Carlton

95 Barry Street, Carlton

97 Barry Street, Carlton

99 Barry Street, Carlton

101 Barry Street, Carlton

103 Barry Street, Carlton

105 Barry Street, Carlton

107 Barry Street, Carlton

109 Barry Street, Carlton

97-105 Rathdowne Street, Carlton

107-109 Rathdowne Street, Carlton

157-175 Rathdowne Street, Carlton

197-259 Royal Parade, Parkville (International House)

331-335 Lygon Street, Carlton

174-180 Leicester Street, Carlton

21-23 Royal Parade, Parkville
Perceived flaws in Inventory identified in Carlton Residents Association Submission to Panel

196 Pelham Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-’, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

---

1 Refer to Appendix 1 – Carlton Residents Association for detailed summary sheet for each property

2 Volume 2, page E3
95 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-’, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

97 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-’, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

99 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-’, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

---

3 Volume 2, page E3
4 Volume 2, page E3
5 Volume 2, page E3
101 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-‘, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

103 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-‘, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

105 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-‘, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

---

6 Volume 2, page E3
7 Volume 2, page E3
8 Volume 2, page E3
107 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-‘, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

109 Barry Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was included in the City North Heritage Review 2013 study area. The building grading for the property has been converted from ‘C’ to ‘Significant’, and the streetscape grading has been converted from ‘2’ to ‘-‘, in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

97-105 Rathdowne Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The building grading for the property has been converted from ‘A’ to Significant in accordance with the C258 Grading Conversion Methodology, however it appears that, as a result of a clerical error, the streetscape grading for this property has been entered as ‘-‘.

2. The issue identified by the CRA for this property appears to be a result of a clerical error in the streetscape grading in the entry for this property in the corrected re-exhibited Inventory under Amendment C258.

3. On this basis, it is appropriate that the entry for this property be amended in the Inventory proposed under Amendment C258 as follows:
107-109 Rathdowne Street, Carlton

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The property was reviewed by Lovell Chen (refer to p.200 of 307 of Attachment 4 to Lovell Chen's Evidence), and Lovell Chen confirmed the converted building grading for the property as 'Non-Contributory' (from 'C'), and the streetscape grading has been converted from '1' to 'Significant', in accordance with the C258 Grading Conversion Methodology.
2. On this basis, no changes should be made to the entry for this property in the Inventory proposed under Amendment C258 in response to CRA’s submission to Panel for this property.

157-175 Royal Parade, Parkville

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The building grading for the property has been converted from 'A' to 'Significant' and the streetscape grading has been converted from '1' to 'Significant' in accordance with the C258 Grading Conversion Methodology.
2. The issue identified by the CRA relates to the listing of this property under one entry in the corrected re-exhibited Inventory under Amendment C258, instead of in the style adopted in the Inventory (as approved, June 2016), which includes ten separate entries for this property.
3. The address, ‘171 Royal Parade’, given to this property in the corrected re-exhibited Inventory under Amendment C258 is consistent with the description of the heritage place in the Schedule to Clause 43.01, however it is appreciated that this address could be modified so that it is consistent with Council’s GIS database and more clearly identifies the address range included in the entry.
4. On this basis, it is appropriate to make an administrative correction to the entry for this property in the Inventory proposed under Amendment C258 as follows:

197-259 Royal Parade, Parkville (International House)

Council’s findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The building grading for the property at 197-203 Royal Parade, has been converted from 'C' to 'Contributory' and the streetscape grading has been converted from '3' to '1', in accordance with the C258 Grading Conversion Methodology, with a corrected address consistent with Council's GIS database for this property; ‘197-259 Royal Parade’.
2. The issue identified by the CRA is associated with the consolidation of several properties into one address: 197-259 Royal Parade.

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Building Grading</th>
<th>Significant Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rathdowne Street</td>
<td>97-105</td>
<td>Significant</td>
<td>Significant</td>
</tr>
<tr>
<td>Royal Parade</td>
<td>171157-175</td>
<td>Significant</td>
<td>Significant</td>
</tr>
<tr>
<td>197-259 Royal Parade, Parkville (International House)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. There are several entries in the Inventory (June 2016, as approved), which provide building and streetscape gradings for buildings occupying the land at this address. These entries include:
   a. Leonard Street, Cnr Royal Parade, Parkville: ‘A2’
   b. 217 Royal Parade, Parkville: ‘B3’
   c. 197-203 Royal Parade, Parkville: ‘C3’

4. Given the distinct nature of each heritage building occupying this site, and the peculiarity of the layout of buildings on the lot, the entry could be clarified by creating a single shared listing for all graded buildings at this property.

5. On this basis, it is appropriate to make an administrative correction to the entry for this property in the Inventory proposed under Amendment C258 as follows:

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Building Grading</th>
<th>Significant Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royal Parade</td>
<td>197-257, includes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 1-33 Leonard Street</td>
<td>Significant</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>• 217 Royal Parade</td>
<td>Significant</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>• 197-203 Royal Parade</td>
<td>Contributory</td>
<td>-</td>
</tr>
</tbody>
</table>

331-335 Lygon Street, Carlton

Council’s findings in relation to the issues raised with the absence of an entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The building grading for this property has been converted from ‘B’ to ‘Significant’, and the streetscape grading for this property had been converted from ‘2’ to ‘-’ in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA is associated with the absence of an entry for this property in the corrected re-exhibited Inventory under Amendment C258. It is noted that the entry for this property was included in the originally exhibited Inventory under Amendment C258, but that it appears, as a result of a clerical error, that the entry was deleted from the corrected re-exhibited Inventory. It is further noted that, contrary to CRA’s submission to Panel, this property is recorded in Attachment 4 to Lovell Chen’s evidence (p.155 of 307) with the correct building letter grading, ‘B’.

3. On this basis, it is appropriate to reinsert the entry for this property into the Inventory proposed under Amendment C258 (as it appeared in the original exhibited Inventory under Amendment C258) as follows:

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Building Grading</th>
<th>Significant Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lygon Street</td>
<td>331-335</td>
<td>Significant</td>
<td>-</td>
</tr>
</tbody>
</table>
174-180 Leicester Street, Carlton

Council's findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. This property was included in the City North Heritage Review 2013 study area (Volume 2, page E3). The 'Building Grading' for the heritage place at 174-180 Leicester Street, Carlton, appears to have been converted from 'D' to 'Contributory' on the basis of the 'Building Grading' in the Heritage Places Inventory (as approved, June 2016), noting that the property is listed under two separate entries with a Building Grading of 'C' & 'D' in this Inventory.

2. The issue identified by the CRA is associated with the converted building grading for this property in the corrected re-exhibited Inventory under Amendment C258.

3. This issue is addressed in a detailed manner in City of Melbourne's Memorandum addressing the conversion of gradings for properties identified in Submission No. 22 (Melbourne Business School), which includes a draft version of the entry for this property (amended for clarity) demonstrating correct application of the C258 Grading Conversion Methodology:

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Building Grading</th>
<th>Significant Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bouverie Street</td>
<td>183-195, Little Pelham Street Precinct, includes:</td>
<td>Contributory</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>• 168 Leicester Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 174-180 Leicester Street</td>
<td><strong>Contributory</strong></td>
<td><strong>Significant</strong></td>
</tr>
<tr>
<td></td>
<td>• 160-170 Pelham Street</td>
<td>Contributory</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>• 193-195 Bouverie Street</td>
<td>Significant</td>
<td>-</td>
</tr>
</tbody>
</table>

21-23 Royal Parade, Parkville

Council's findings in relation to the issues raised with the entry for this property in the corrected re-exhibited Inventory under Amendment C258 are that:

1. The building grading for the property has been converted from 'A' to 'Significant' and the streetscape grading has been converted from '1' to 'Significant' in accordance with the C258 Grading Conversion Methodology.

2. The issue identified by the CRA is associated with the consolidation of several properties into one address: 21-27 Royal Parade, Parkville. The address listed for this property is consistent with Council's GIS mapping and reflects the current title information for this property.

3. Council identified the distinct nature of the grading for 21 & 23 Royal Parade, and proposed to clarify the entry for this property in management's response to submissions (Attachment 4 to Agenda Item 6.4 - 20-FEB-18 FMC), which proposes to amend the entries as shown below:

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Building Grading</th>
<th>Significant Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Royal Parade</strong></td>
<td>21-23</td>
<td><strong>Significant</strong></td>
<td><strong>Significant</strong></td>
</tr>
<tr>
<td><strong>Royal Parade</strong></td>
<td>21-27</td>
<td>Contributory</td>
<td>Significant</td>
</tr>
</tbody>
</table>

---

11 Volume 2, Page D16-D21 & Appendix D
4. The above entries could be further clarified for consistency with City of Melbourne’s memorandum setting out its proposed approach to inventory listings for Panel (13 August 2018).

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Building Grading</th>
<th>Significant Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royal Parade</td>
<td>21-27, includes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 21-23 Royal Parade</td>
<td>Significant</td>
<td>Significant</td>
</tr>
<tr>
<td></td>
<td>• 25 Royal Parade</td>
<td>Contributory</td>
<td>Significant</td>
</tr>
<tr>
<td></td>
<td>• 27 Royal Parade</td>
<td>Contributory</td>
<td>Significant</td>
</tr>
</tbody>
</table>
That no change be made to the Inventory proposed under Amendment C258 in response to Carlton Residents Association's submission to Panel for this property.

107 Barry Street Carlton

This property is not listed under any other address in the Inventory (as approved, June 2016), or in the corrected re-exhibited Inventory under Amendment C258.

From the current numbering, it is impossible to ascertain the location of the Heritage Places at the southern end of Barry Street. Places which are proposed to be graded "Significant" in the draft 2017 Heritage Places Inventory.

This property was included in the City North Heritage Review 2013 study area (Volume 2, page E3). The building grading for the property has been converted from 'C' to 'Significant' and the streetscape grading has been converted from '2' to '-', in accordance with the C258 Grading Conversion Methodology.

The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

Has no change be made to the Inventory proposed under Amendment C258 in response to Carlton Residents Association's submission to Panel for this property.

109 Barry Street Carlton

This property is not listed under any other address in the Inventory (as approved, June 2016), or in the corrected re-exhibited Inventory under Amendment C258.

From the current numbering, it is impossible to ascertain the location of the Heritage Places at the southern end of Barry Street. Places which are proposed to be graded "Significant" in the draft 2017 Heritage Places Inventory.

This property was included in the City North Heritage Review 2013 study area (Volume 2, page E3). The building grading for the property has been converted from 'C' to 'Significant' and the streetscape grading has been converted from '2' to '-', in accordance with the C258 Grading Conversion Methodology.

The issue identified by the CRA for this property appears to relate to the absence of an entry for this street address in the original exhibited Inventory. This was rectified in the corrected re-exhibited Inventory under Amendment C258.

Has no change be made to the Inventory proposed under Amendment C258 in response to Carlton Residents Association's submission to Panel for this property.
null
<table>
<thead>
<tr>
<th>Street No</th>
<th>Street Name</th>
<th>Suburb</th>
<th>Alternative address in any inventory?</th>
<th>Carlton Residents Association's Submission to Panel on 14 August 2018</th>
<th>Affected by HO?</th>
<th>Grading in Existing Inventory (June 2016?)</th>
<th>Original Exhibited Inventory Grading (Period: 30-MAR-17 to 12-MAY-17)</th>
<th>Corrected Exhibited Inventory Grading (Period: 07-DEC-17 to 29-JAN-18)</th>
<th>Inventory Grading in Attachment 4 to Agenda Item 6.4 - 20-FEB-18 FMC</th>
<th>CRA Grading Conversion Methodology</th>
<th>Detail</th>
<th>Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>174-180</td>
<td>Leicester Street</td>
<td>Carlton</td>
<td>No separate entries in the inventory (as approved, June 2016), including: 183-195 Bouverie Street (as alternative address 168-180 Leicester Street), and 174-180 Leicester Street (excluding the rear of the site), and is not listed under any other address in the corrected re-exhibited inventory under Amendment C258.</td>
<td>This property was included in the Carlton Residents Association’s Submission to Panel on 14 August 2018.</td>
<td>Yes - HO1124</td>
<td>4.4.2.2 (listed as 183-195 Bouverie Street (as alternative address 168-180 Leicester Street), 4.4.2.2 (listed as 174-180 Leicester Street))</td>
<td>Building: Contributory, Streetscape: -</td>
<td>Building: Contributory, Streetscape: -</td>
<td>Building: Contributory, Streetscape: -</td>
<td>Building: Contributory, Streetscape: -</td>
<td>This property was included in the City of Melbourne's City North Heritage Review 2013 study area (Volume 2, page E3). The Building Grading for this property is Grade 'C' and the Streetscape Grading is Grade 'D' in the existing inventory.</td>
<td>Yes - HO1124</td>
</tr>
<tr>
<td>21-25</td>
<td>Royal Parade</td>
<td>Parkdale</td>
<td>This property is listed under separate entries: 21 &amp; 23 Royal Parade, in the inventory (as approved, June 2016), and is included in the address 21-27 Royal Parade, in the corrected re-exhibited inventory under Amendment C258.</td>
<td>This property was included in the City of Melbourne’s City North Heritage Review 2013 study area.</td>
<td>Yes - HO4104</td>
<td>5.1 (listed separately as 21 &amp; 23 Royal Parade)</td>
<td>Building: Significant, Streetscape: Significant (listed as 21-23 Royal Parade)</td>
<td>Building: Significant, Streetscape: Significant (listed as 21-23 Royal Parade)</td>
<td>Building: Significant, Streetscape: Significant (listed as 21-23 Royal Parade)</td>
<td>Building: Significant, Streetscape: Significant (listed as 21-23 Royal Parade)</td>
<td>The building grading for the property has been converted from 'A' to 'Significant' and the streetscape grading has been converted from '1' to 'Significant' in accordance with the CRA Grading Conversion Methodology.</td>
<td>Yes - HO4104</td>
</tr>
</tbody>
</table>