

MELBOURNE PLANNING SCHEME AMENDMENT C258

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

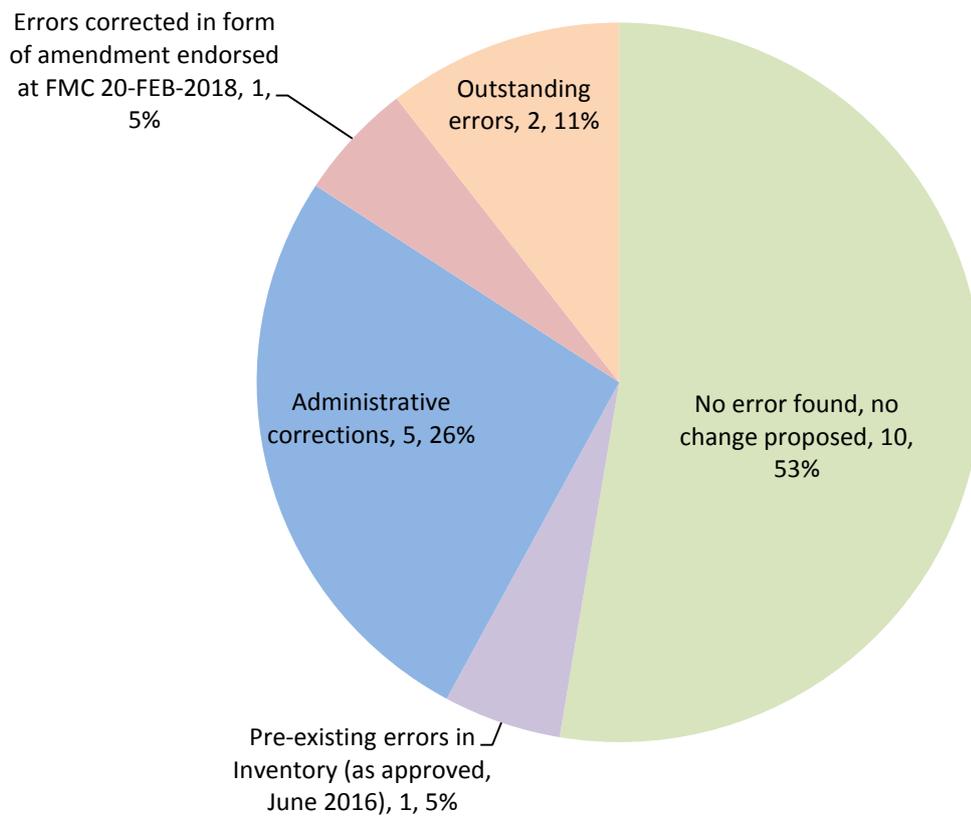
Date: 4 September 2018

Contents

City of Melbourne Memorandum – Response Accompanying Summarised Consideration of Carlton Residents Association’s submissions to Panel	1
Pie Chart Categorising 19 ‘Errors’ Identified in Carlton Residents Associations’s Submission to Panel	2
Perceived flaws in Inventory identified in Carlton Residents Association Submission to Panel.....	2
196 Pelham Street, Carlton	2
95 Barry Street, Carlton	3
97 Barry Street, Carlton	3
99 Barry Street, Carlton	3
101 Barry Street, Carlton	4
103 Barry Street, Carlton	4
105 Barry Street, Carlton	4
107 Barry Street, Carlton	5
109 Barry Street, Carlton	5
97-105 Rathdowne Street, Carlton	5
107-109 Rathdowne Street, Carlton	6
157-175 Rathdowne Street, Carlton	6
197-259 Royal Parade, Parkville (International House).....	6
331-335 Lygon Street, Carlton.....	7
174-180 Leicester Street, Carlton.....	8
21-23 Royal Parade, Parkville	8

MELBOURNE PLANNING SCHEME AMENDMENT C258

Pie Chart Categorising 19 'Errors' Identified in Carlton Residents Associations' Submission to Panel



Perceived flaws in Inventory identified in Carlton Residents Association Submission to Panel¹

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 area². 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

MELBOURNE PLANNING SCHEME AMENDMENT C258

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 area³. 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 area⁴. 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 area⁵. 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

MELBOURNE PLANNING SCHEME AMENDMENT C258

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 area⁶. 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 area⁷. 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 area⁸. 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

MELBOURNE PLANNING SCHEME AMENDMENT C258

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 area⁹. 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 area¹⁰. 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:

⁹ Volume 2, page E3

¹⁰ Volume 2, page E3

MELBOURNE PLANNING SCHEME AMENDMENT C258

Street	Number	Building Grading	Significant Streetscape
Rathdowne Street	97-105	Significant	Significant

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:

Street	Number	Building Grading	Significant Streetscape
Royal Parade	171 157-175	Significant	Significant

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 '-', 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.

MELBOURNE PLANNING SCHEME AMENDMENT C258

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:

Street	Number	Building Grading	Significant Streetscape
Royal Parade	197-257, includes:		
	• 1-33 Leonard Street	Significant	-
	• 217 Royal Parade	Significant	-
	• 197-203 Royal Parade	Contributory	-

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:

Street	Number	Building Grading	Significant Streetscape
Lygon Street	331-335	Significant	-

MELBOURNE PLANNING SCHEME AMENDMENT C258

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).¹¹ 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:

Street	Number	Building Grading	Significant Streetscape
Bouverie Street	183-195, Little Pelham Street Precinct, includes:		
	• 168 Leicester Street	Contributory	-
	• 174-180 Leicester Street	Contributory Significant	-
	• 160-170 Pelham Street	Contributory	-
	• 193-195 Bouverie Street	Significant	-

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:

Street	Number	Building Grading	Significant Streetscape
Royal Parade	21-23	Significant	Significant
Royal Parade	21-27	Contributory	Significant

¹¹ Volume 2, Page D16-D21 & Appendix D

MELBOURNE PLANNING SCHEME AMENDMENT C258

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).

Street	Number	Building Grading	Significant Streetscape
Royal Parade	21-27, includes: <ul style="list-style-type: none">• 21-23 Royal Parade• 25 Royal Parade• 27 Royal Parade	Significant Contributory Contributory	Significant Significant Significant

Street No.	Street Name	Suburb	Alternative address in any Inventory?	Carlton Residents Association's Submission to Panel on 14 August 2018	Affected by HO?	Grading in Existing Inventory (June 2016?)	Original Exhibited Inventory Grading (Period: 30-MAR-17 to 12-MAY-17)	Corrected Exhibited Inventory Grading (Period: 07-DEC-17 to 29-JAN-18)	Inventory Grading in Attachment 4 to Agenda Item 6.4 - 20-FEB-18 FMC	C258 Grading Conversion Methodology	Detail	Finding
97-105	Rathdowne 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.	"HO105 and HO992 Graded A1 in June 2016 with a proposed grading of Significant in 2017 (with no Streetscape Grading)"	Yes - HO105	A,1	Building: Significant, Streetscape: -	Building: Significant, Streetscape: -	-	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 '-'.	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.	That the streetscape grading in the entry for this property be amended from '-' to 'Significant'.
107-123	Rathdowne Street	Carlton	This property is listed as '107-109 Rathdowne Street' in the Inventory (as approved, June 2016), and is not listed under any other address in the corrected re-exhibited Inventory under Amendment C258.	"HO992 [pt] Graded C1 in June 2016, but with NO Heritage Place Gradings in draft 2017 Heritage Places Inventory [even although proposed to be located in a Significant Streetscape]"	Yes - HO992	C,1 (listed as 107-109 Rathdowne Street)	Building: -, Streetscape: Significant	Building: -, Streetscape: Significant	-	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.	The issue identified by the CRA relates to the absence of a building grading in the entry for the property in the corrected re-exhibited Inventory under Amendment C258. As documented, this property has been reviewed by Lovell Chen, and the conversion of the building grading to 'Non-Contributory' has been confirmed in accordance with the C258 Grading Conversion Methodology.	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.
157-175	Royal Parade	Parkville	This property is listed under ten separate entries ranging from 157-175 Royal Parade in the Inventory (as approved, June 2016), and is listed as '171 Royal Parade' in the corrected re-exhibited Inventory under Amendment C258.	"Note that the separately identified Heritage Places that were ALL graded A1 in June 2016 have been recorded as just one Significant Heritage Place in the draft 2017 Inventory [No 171 Royal Parade]. Given that HO321 includes two distinct terrace rows, this is quite misleading."	Yes - HO321	A,1 (listed under ten separate entries with identical building and streetscape gradings, ranging from 157-175 Royal Parade)	Building: Significant, Streetscape: Significant (listed as 171 Royal Parade)	Building: Significant, Streetscape: Significant (listed as 171 Royal Parade)	-	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.	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. 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.	That an administrative correction be made to the entry for this property so that the street number for this property is, '157-175 Royal Parade'.
197-259	Royal Parade	Parkville	This property is listed under the address '197-203 Royal Parade', in the Inventory (as approved, June 2016), and is not listed under any other address in the corrected re-exhibited Inventory under Amendment C258.	"Although the 2016 Heritage Places Inventory includes two highly graded heritage places [one "A" Grade place in Leonard Street & one "B" Grade Place in Royal Parade] the draft 2017 Heritage Places Inventory under just one entry for 197-259 Royal Parade - "Contributory". This is NOT consistent with the Consultant's translation "principles". It is not a credible grading result."	Yes - HO4	C,3	Building: Contributory, Streetscape: -	Building: Contributory, Streetscape: -	-	The building grading for 197-259 Royal Parade has been converted from 'C' to 'Contributory' and the streetscape grading has been converted from '3' to '-' in accordance with the C258 Grading Conversion Methodology.	The issue identified by the CRA is associated with the consolidation of several properties into one address: 197-259 Royal Parade. The address listed for this property is consistent with Council's GIS mapping and reflects the current title information for this property. 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.	That an administrative correction be made to the entry to include a single shared listing of all buildings at the property, '197-259 Royal Parade'.
1-31	Leonard Street	Parkville	This property is listed under the address 'Leonard Street, Cnr Royal Parade', in the Inventory (as approved, June 2016), and is included in the address '195-259 Royal Parade', in the corrected re-exhibited Inventory under Amendment C258.	"Although the 2016 Heritage Places Inventory includes two highly graded heritage places [one "A" Grade place in Leonard Street & one "B" Grade Place in Royal Parade] the draft 2017 Heritage Places Inventory under just one entry for 197-259 Royal Parade - "Contributory". This is NOT consistent with the Consultant's translation "principles". It is not a credible grading result."	Yes - HO4	A,2 (listed under an unclear entry, 'Leonard Street, Cnr Royal Parade')	Not listed (included in entry for 197-259 Royal Parade)	Not listed (included in entry for 197-259 Royal Parade)	-	This property has been included in the entry for 197-259 Royal Parade. The building grading for 197-259 Royal Parade has been converted from 'C' to 'Contributory' and the streetscape grading has been converted from '3' to '-' in accordance with the C258 Grading Conversion Methodology.	The issue identified by the CRA is associated with the consolidation of several properties into one address: 197-259 Royal Parade. The address listed for this property is consistent with Council's GIS mapping and reflects the current title information for this property. 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.	That an administrative correction be made to the entry to include a single shared listing of all buildings at the property, '197-259 Royal Parade'.
217	Royal Parade	Parkville	This property is listed under the address '217 Royal Parade', in the Inventory (as approved, June 2016), and is included in the address '195-259 Royal Parade', in the corrected re-exhibited Inventory under Amendment C258.	"Although the 2016 Heritage Places Inventory includes two highly graded heritage places [one "A" Grade place in Leonard Street & one "B" Grade Place in Royal Parade] the draft 2017 Heritage Places Inventory under just one entry for 197-259 Royal Parade - "Contributory". This is NOT consistent with the Consultant's translation "principles". It is not a credible grading result."	Yes - HO4	B,3	Not listed (included in entry for 197-259 Royal Parade)	Not listed (included in entry for 197-259 Royal Parade)	-	This property has been included in the entry for 197-259 Royal Parade. The building grading for 197-259 Royal Parade has been converted from 'C' to 'Contributory' and the streetscape grading has been converted from '3' to '-' in accordance with the C258 Grading Conversion Methodology.	The issue identified by the CRA is associated with the consolidation of several properties into one address: 197-259 Royal Parade. The address listed for this property is consistent with Council's GIS mapping and reflects the current title information for this property. 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.	That an administrative correction be made to the entry to include a single shared listing of all buildings at the property, '197-259 Royal Parade'.
331-335	Lygon 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.	"In the June 2016 Heritage Places Inventory this Place was graded "B". In contrast, this Place is UNGRADED in the proposed 2017 Heritage Places Inventory. There is no record of this Place in the consultant's worksheet."	Yes - HO1	B,2	Building: Significant, Streetscape: -	Not listed	-	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.	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 under Amendment C258. 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 grading, 'B'.	That the entry for this property be reinserted into the Inventory proposed under Amendment C258, as it appeared in the originally exhibited Inventory.

Street No.	Street Name	Suburb	Alternative address in any Inventory?	Carlton Residents Association's Submission to Panel on 14 August 2018	Affected by HO?	Grading in Existing Inventory (June 2016?)	Original Exhibited Inventory Grading (Period: 30-MAR-17 to 12-MAY-17)	Corrected Exhibited Inventory Grading (Period: 07-DEC-17 to 29-JAN-18)	Inventory Grading in Attachment 4 to Agenda Item 6.4 - 20-FEB-18 FMC	C258 Grading Conversion Methodology	Detail	Finding
174-180	Leicester Street	Carlton	This property is listed in two 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.	[Query grading of 174-178; it is NOT consistent with Heritage North translation principles]"	Yes - HO1121	C&D, 2 (listed as 183-195 Bouverie Street (as alternative address 168-180 Leicester Street) C,2 (listed as 174-180 Leicester Street)	Building: Contributory, Streetscape: -	Building: Contributory, Streetscape: -	-	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.	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. 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), and is associated with a pre-existing error in the Inventory resulting in an unclear building and streetscape grading for this property.	That the entry for this property be amended, per City of Melbourne's Memorandum addressing the conversion of gradings for properties identified in Submission No. 22 (Melbourne Business School)
21-23	Royal Parade	Parkville	This property is listed under separate entries '21' & '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.	"Even two "A" Graded Heritage Places [in this block] have been downgraded to Contributory".	Yes - HO4	A,1 (listed separately as 21 & 23 Royal Parade)	Not listed (included in entry for 21-27 Royal Parade)	Not listed (included in entry for 21-27 Royal Parade)	Building: Significant, Streetscape: Significant (listed as 21-23 Royal Parade)	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.	The issue identified by the CRA is associated with the consolidation of several properties into one address: 21-27 Royal Parade. The address listed for this property is consistent with Council's GIS mapping and reflects the current title information for this property. 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).	That an administrative correction be made to the entry for this property per Attachment 4 to Agenda Item 6.4 - 20-FEB-18 FMC).