

MELBOURNE PLANNING SCHEME AMENDMENT C258

City of Melbourne Memorandum – Conversion of Gradings for Properties identified in Submission No. 22 (Marc Flipo, Melbourne Business School, King & Wood Mallesons)

Date prepared: 23 August 2018

Contents

City of Melbourne Memorandum – Conversion of Gradings for Properties identified in Submission No. 22 (Marc Flipo, Melbourne Business School, King & Wood Mallesons)	1
Table excerpts from Contour's Evidence (page 10 & 11) describing Melbourne Business School Property Addresses and Heritage Gradings	2
Map excerpt from Contour's Evidence (page 11) providing map of Melbourne Business School land (with properties numbered corresponding to the table excerpts provided above)	3
(1) 160-170 Pelham Street, Carlton	4
Streetscape photographs of 160-170 Pelham Street, Carlton	4
Summary table for Grading Conversion for 160-170 Pelham Street, Carlton	5
Correct Application of Conversion Methodology	5
(2) 168 Leicester Street, Carlton	6
Streetscape photographs of 168 Leicester Street, Carlton	6
Summary table for Grading Conversion for 168 Leicester Street, Carlton	7
Correct Application of Conversion Methodology	7
(3) 174-180 Leicester Street, Carlton	8
Streetscape photographs of 174-180 Leicester Street, Carlton	8
Summary table for Grading Conversion for 174-180 Leicester Street, Carlton	9
Correct Application of Conversion Methodology	10
(4) 183-189 Bouverie Street, Carlton	11
Streetscape photographs of 183-189 Bouverie Street, Carlton	11
Summary table for Grading Conversion for 183-189 Bouverie Street, Carlton	12
Correct Application of Conversion Methodology	13
(5) 193-195 Bouverie Street, Carlton	14
Streetscape photographs of 193-195 Bouverie Street, Carlton	14
Summary table for Grading Conversion for 193-195 Bouverie Street, Carlton	15
Correct Application of Conversion Methodology	15
(6) 150-154 Pelham Street, Carlton	16
Streetscape photographs of 150-154 Pelham Street, Carlton	16
Summary table for Grading Conversion for 150-154 Pelham Street, Carlton	17
Correct Application of Conversion Methodology	17

MELBOURNE PLANNING SCHEME AMENDMENT C258

Table excerpts from Contour's Evidence (page 10 & 11) describing Melbourne Business School Property Addresses and Heritage Gradings

Property Address (Refer to Figure 2.2)	Prior to Amendment C198	Current (following Amendment C198)	Proposed (as part of Amendment C258)
(1) 160-170 Pelham Street, Carlton	No HO or grading	HO1121 D Graded Building / Level 2 Streetscape	Contributory Unlisted streetscape
(2) 168 Leicester Street	HO Schedule 1 (Carlton Precinct) applied to front portion of property only. Ungraded.	HO1121 D Grade Building / Level 2 Streetscape	Contributory Unlisted streetscape
(3) 174-180 Leicester Street	HO Schedule 1 applied to front portion of property only.	HO1121 C Grade Building / Level	Contributory Unlisted streetscape
	Ungraded.	2 Streetscape	
(4) 183-189 Bouverie Street	No HO or grading	HO1121 C and D Graded Building ⁵ / Level 2 Streetscape	Contributory Unlisted streetscape
(5) 193-195 Bouverie Street	No HO or grading	HO1121 C Grade Building / Level 2 Streetscape	Significant Unlisted streetscape
(6) 150-154 Pelham Street (vacant)	No HO or grading	HO1121 Ungraded	Not listed

MELBOURNE PLANNING SCHEME AMENDMENT C258

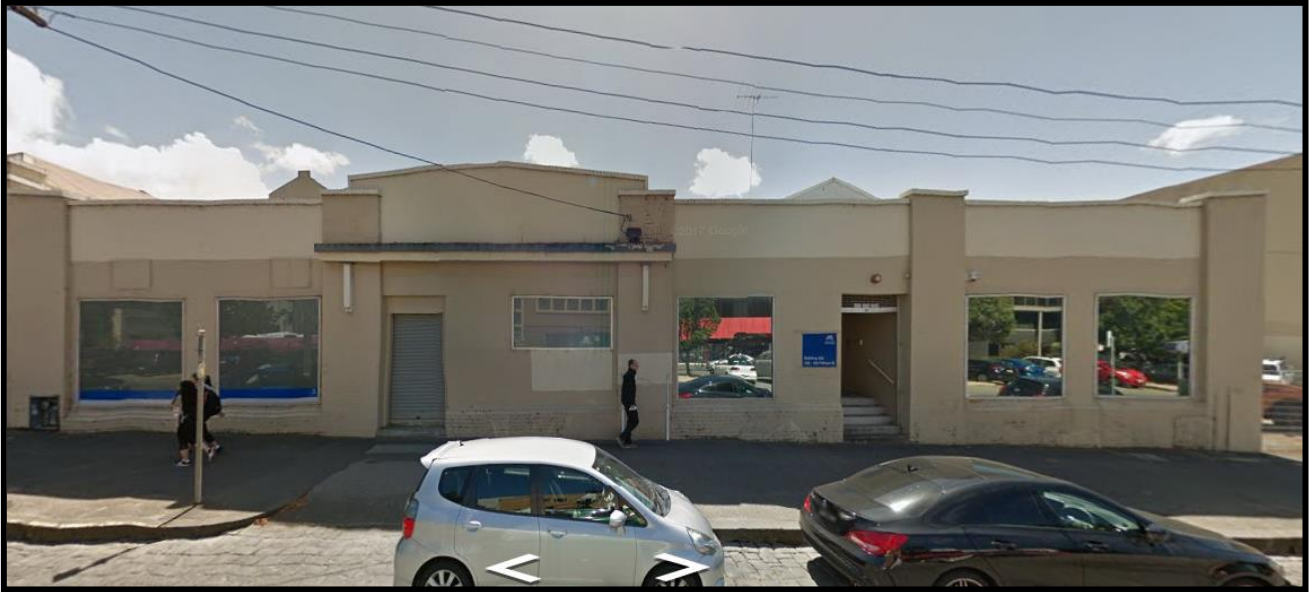
Map excerpt from Contour's Evidence (page 11) providing map of Melbourne Business School land (with properties numbered corresponding to the table excerpts provided above)



MELBOURNE PLANNING SCHEME AMENDMENT C258

(1) 160-170 Pelham Street, Carlton

Streetscape photographs of 160-170 Pelham Street, Carlton



Pelham Street Elevation of 160-170 Pelham Street, Carlton

MELBOURNE PLANNING SCHEME AMENDMENT C258

Summary table for Grading Conversion for 160-170 Pelham Street, Carlton

Submission No.	22
Submitter Name & Organisation	Marc Flipo (Melbourne Business School)
Representative	King & Wood Mallesons
Heritage Witness (if Evidence has been Filed)	Bryce Raworth
Street Number	160-170
Street Name	Pelham Street
Suburb	Carlton
Property Address in CoM GIS	183-195 Bouverie Street, Carlton Property ID: 101254
Affected by HO?	Yes - HO1121 – “Little Pelham Street Precinct, 183-195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)”
Study Providing New Grading	City North Heritage Review 2013
Volume / Page No. of New Grading in Study	Volume 2, Page D16-D21 & Appendix D
Proposed Grading in Study	D2 (listed as 156-162 Pelham Street, Carlton) ¹
Grading in Incorporated Document, 'City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted'	D2 (listed as 156-162 Pelham Street, Carlton) ²
Grading in Inventory (June 2016, as approved)	Listed in three separate entries ³ , under: <ul style="list-style-type: none"> 183-195 Bouverie Street (as alternate address 156-162 Pelham Street), with grading: C & D, 2 156-162 Pelham Street, with grading: D, 2 168-170 Pelham Street, with grading: D, 2
Grading in Original Exhibited C258 Inventory (Period: 30 March 2017 to 12 May 2017)	Building Grading: Contributory Significant Streetscape: -
Grading in Corrected Re-exhibited C258 Inventory (Period: 7 December 2017 to 29 January 2018)	Building Grading: Contributory Significant Streetscape: -
C258 Building Grading Conversion Methodology	The Building Grading conversion methodology for all heritage places located within the City North Heritage Review study area is set out on page 8 of the Evidence Statement prepared by RBA Architects + Conservation Consultants Pty Ltd ⁴ for the Panel Hearing for Amendment C198. Accordingly, the 'Building Grading' for the heritage place at 160-170 Pelham Street, Carlton, has been accurately converted from 'D' to 'Contributory'.

Correct Application of Conversion Methodology

The entry for the heritage place at 160-170 Pelham Street, Carlton in the Inventory proposed under Amendment C258 is consistent with the correct application of the conversion methodology.

¹ Appendix 2 (Excerpt (Vol.2, p.D16-D21 & Appendix D) from *City North Heritage Review 2013*)

² Appendix 3 (Excerpt (p.18-21) from *City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted*)

³ Appendix 1 (Excerpt (p.10, 23 & 30 of 136) from *Heritage Places Inventory, as approved June 2016*)

⁴ Appendix 4 (Excerpt (p.8) from RBA Architects + Conservation Consultants Pty Ltd Evidence for Panel – Amendment C198)

MELBOURNE PLANNING SCHEME AMENDMENT C258

(2) 168 Leicester Street, Carlton

Streetscape photographs of 168 Leicester Street, Carlton



Pelham Street Elevation of 168 Leicester Street, Carlton



Leicester Street Elevation of 168 Leicester Street, Carlton

MELBOURNE PLANNING SCHEME AMENDMENT C258

Summary table for Grading Conversion for 168 Leicester Street, Carlton

Submission No.	22
Submitter Name & Organisation	Marc Flipo (Melbourne Business School)
Representative	King & Wood Mallesons
Heritage Witness (if Evidence has been Filed)	Bryce Raworth
Street Number	168
Street Name	Leicester Street
Suburb	Carlton
Property Address in CoM GIS	183-195 Bouverie Street, Carlton Property ID: 101254
Affected by HO?	Yes - HO1121 – “Little Pelham Street Precinct, 183-195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)”
Study Providing New Grading	City North Heritage Review 2013
Volume / Page No. of New Grading in Study	Volume 2, Page D16-D21 & Appendix D
Proposed Grading in Study	D2 ⁵
Grading in Incorporated Document, 'City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted'	D2 ⁶
Grading in Inventory (June 2016, as approved)	Listed in two separate entries ⁷ , under: <ul style="list-style-type: none"> 183-195 Bouverie Street (as alternate address 168-180 Leicester Street), with grading: C & D, 2 168 Leicester Street, with grading: D, 2
Grading in Original Exhibited C258 Inventory (Period: 30 March 2017 to 12 May 2017)	Building Grading: Contributory Significant Streetscape: -
Grading in Corrected Re-exhibited C258 Inventory (Period: 7 December 2017 to 29 January 2018)	Building Grading: Contributory Significant Streetscape: -
C258 Building Grading Conversion Methodology	The Building Grading conversion methodology for all heritage places located within the City North Heritage Review study area is set out on page 8 of the Evidence Statement prepared by RBA Architects + Conservation Consultants Pty Ltd ⁸ for the Panel Hearing for Amendment C198. Accordingly, the 'Building Grading' for the heritage place at 168 Leicester Street, Carlton, has been accurately converted from 'D' to 'Contributory'.

Correct Application of Conversion Methodology

The entry for the heritage place at 168 Leicester Street, Carlton in the Inventory proposed under Amendment C258 is consistent with the correct application of the conversion methodology.

⁵ Appendix 2 (Excerpt (Vol.2, p.D16-D21 & Appendix D) from *City North Heritage Review 2013*)

⁶ Appendix 3 (Excerpt (p.18-21) from *City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted*)

⁷ Appendix 1 (Excerpt (p.10, 23 & 30 of 136) from *Heritage Places Inventory, as approved June 2016*)

⁸ Appendix 4 (Excerpt (p.8) from RBA Architects + Conservation Consultants Pty Ltd Evidence for Panel – Amendment C198)

MELBOURNE PLANNING SCHEME AMENDMENT C258

(3) 174-180 Leicester Street, Carlton

Streetscape photographs of 174-180 Leicester Street, Carlton



Leicester Street elevation of 174-180 Leicester Street, Carlton



Cnr Leicester Street & Little Pelham Street elevation of 174-180 Leicester Street, Carlton

MELBOURNE PLANNING SCHEME AMENDMENT C258

Summary table for Grading Conversion for 174-180 Leicester Street, Carlton

Submission No.	22
Submitter Name & Organisation	Marc Flipo (Melbourne Business School)
Representative	King & Wood Mallesons
Heritage Witness (if Evidence has been Filed)	Bryce Raworth
Street Number	174-180
Street Name	Leicester Street
Suburb	Carlton
Property Address in CoM GIS	183-195 Bouverie Street, Carlton Property ID: 101254
Affected by HO?	Yes - HO1121 – “Little Pelham Street Precinct, 183-195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)”
Study Providing New Grading	City North Heritage Review 2013
Volume / Page No. of New Grading in Study	Volume 2, Page D16-D21 & Appendix D
Proposed Grading in Study	C2 (174-178 Leicester Street (rear part) listed separately with a Proposed Grading, ‘-’) ⁹
Grading in Incorporated Document, ‘City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted’	C2 (174-178 Leicester Street (rear part) listed separately with a Grading, ‘-’) ¹⁰
Grading in Inventory (June 2016, as approved)	Listed in two separate entries ¹¹ , under: <ul style="list-style-type: none"> 183-195 Bouverie Street (as alternate address 168-180 Leicester Street), with grading: C & D, 2 174-180 Leicester Street (excluding the rear of the site), with grading: C, 2
Grading in Original Exhibited C258 Inventory (Period: 30 March 2017 to 12 May 2017)	Building Grading: Contributory Significant Streetscape: -
Grading in Corrected Re-exhibited C258 Inventory (Period: 7 December 2017 to 29 January 2018)	Building Grading: Contributory Significant Streetscape: -

⁹ Appendix 2 (Excerpt (Vol.2, p.D16-D21 & Appendix D) from *City North Heritage Review 2013*)

¹⁰ Appendix 3 (Excerpt (p.18-21) from *City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted*)

¹¹ Appendix 1 (Excerpt (p.10, 23 & 30 of 136) from *Heritage Places Inventory, as approved June 2016*)

MELBOURNE PLANNING SCHEME AMENDMENT C258

C258 Building Grading Conversion Methodology	<p>The Building Grading conversion methodology for all heritage places located within the City North Heritage Review study area is set out on page 8 of the Evidence Statement prepared by RBA Architects + Conservation Consultants Pty Ltd¹² for the Panel Hearing for Amendment C198.</p> <p>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.</p> <p>However, the correct application of the conversion methodology for this heritage place would result in in 174-180 Leicester Street, Carlton being listed in the Inventory proposed under Amendment C258, as 'Significant'.</p> <p>This is because 174-180 Leicester Street, Carlton is graded, 'C2', in the Incorporated Document, 'City North Heritage Review 2013 Statements of Significance (Revised June 2013)' (p.20).</p> <p>This issue appears to have been the result of the unclear nature of the entry for heritage places within the Little Pelham Precinct in the Inventory (June 2016, as approved).</p>
--	--

Correct Application of Conversion Methodology

The correct application of the conversion methodology to the heritage place at 174-180 Leicester Street, Carlton, would result in the following entry in the Inventory proposed under Amendment C258 (highlighted yellow):

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

¹² Appendix 4 (Excerpt (p.8) from RBA Architects + Conservation Consultants Pty Ltd Evidence for Panel – Amendment C198)

MELBOURNE PLANNING SCHEME AMENDMENT C258

(4) 183-189 Bouverie Street, Carlton

Streetscape photographs of 183-189 Bouverie Street, Carlton



Bouverie Street Elevation of 183-189 Bouverie Street, Carlton



Pelham Street Elevation of 183-189 Bouverie Street, Carlton

MELBOURNE PLANNING SCHEME AMENDMENT C258

Summary table for Grading Conversion for 183-189 Bouverie Street, Carlton

Submission No.	22
Submitter Name & Organisation	Marc Flipo (Melbourne Business School)
Representative	King & Wood Mallesons
Heritage Witness (if Evidence has been Filed)	Bryce Raworth
Street Number	183-189
Street Name	Bouverie Street
Suburb	Carlton
Property Address in CoM GIS	183-195 Bouverie Street, Carlton Property ID: 101254
Affected by HO?	Yes - HO1121 – “Little Pelham Street Precinct, 183-195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)”
Study Providing New Grading	City North Heritage Review 2013
Volume / Page No. of New Grading in Study	Volume 2, Page D16-D21 & Appendix D
Proposed Grading in Study	D2 ¹³
Grading in Incorporated Document, 'City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted'	N/A – Not listed ¹⁴
Grading in Inventory (June 2016, as approved)	Listed as '183-195 Bouverie Street', with grading: C & D, 2 ¹⁵
Grading in Original Exhibited C258 Inventory (Period: 30 March 2017 to 12 May 2017)	Building Grading: Contributory Significant Streetscape: -
Grading in Corrected Re-exhibited C258 Inventory (Period: 7 December 2017 to 29 January 2018)	Building Grading: Contributory Significant Streetscape: -

¹³ Appendix 2 (Excerpt (Vol.2, p.D16-D21 & Appendix D) from *City North Heritage Review 2013*)

¹⁴ Appendix 3 (Excerpt (p.18-21) from *City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted*)

¹⁵ Appendix 1 (Excerpt (p.10, 23 & 30 of 136) from *Heritage Places Inventory, as approved June 2016*)

MELBOURNE PLANNING SCHEME AMENDMENT C258

C258 Building Grading Conversion Methodology	<p>The Building Grading conversion methodology for all heritage places located within the City North Heritage Review study area is set out on page 8 of the Evidence Statement prepared by RBA Architects + Conservation Consultants Pty Ltd¹⁶ for the Panel Hearing for Amendment C198.</p> <p>The 'Building Grading' for the building at 183-189 Bouverie 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 appears to be included as an entry in this Inventory with a Building Grading of 'C' & 'D'.</p> <p>However, the correct application of the conversion methodology for this heritage place would result in 183-189 Bouverie Street, Carlton not being listed in the Inventory proposed under Amendment C258, as it is 'Non-Contributory'.</p> <p>This is because the Panel for Amendment C198 recommended¹⁷ that the reference to 183-189 Bouverie Street, Carlton be removed from the Heritage Places Inventory proposed under this Amendment.</p> <p>The Future Melbourne Committee at its meeting 3 March 2015 resolved¹⁸ to adopt the form of Amendment C198 provided in Attachment 5 to the report from Management, which accepted the above recommended change by the Panel, and showed '183-189 Bouverie Street, Carlton' as deleted from the Inventory¹⁹.</p> <p>This issue appears to have been the result of the unclear nature of the entry for heritage places within the Little Pelham Precinct in the Inventory (June 2016, as approved).</p>
--	--

Correct Application of Conversion Methodology

The correct application of the conversion methodology to the heritage place at 183-189 Bouverie Street, Carlton, would result in the following entry being removed from the Inventory proposed under Amendment C258:

Street	Number	Building Grading	Significant Streetscape
183-189	Bouverie Street	Contributory	-

¹⁶ Appendix 4 (Excerpt (p.8) from RBA Architects + Conservation Consultants Pty Ltd Evidence for Panel – Amendment C198)

¹⁷ Appendix 5 (Excerpt (p.61) from Panel Report for Amendment C198)

¹⁸ Appendix 6 (Excerpt (p.4) from Confirmed Minutes of FMC Meeting 3 March 2015)

¹⁹ Appendix 7 (Excerpt (p.1, p.141 (Attachment 4), p.272 (Attachment 5) of Report from Management to FMC 3 March 2015)

MELBOURNE PLANNING SCHEME AMENDMENT C258

(5) 193-195 Bouverie Street, Carlton

Streetscape photographs of 193-195 Bouverie Street, Carlton



Bouverie Street Elevation (partly concealed by tree) of 193-195 Bouverie Street, Carlton

MELBOURNE PLANNING SCHEME AMENDMENT C258

Summary table for Grading Conversion for 193-195 Bouverie Street, Carlton

Submission No.	22
Submitter Name & Organisation	Marc Flipo (Melbourne Business School)
Representative	King & Wood Mallesons
Heritage Witness (if Evidence has been Filed)	Bryce Raworth
Street Number	193-195
Street Name	Bouverie Street
Suburb	Carlton
Property Address in CoM GIS	183-195 Bouverie Street, Carlton Property ID: 101254
Affected by HO?	Yes - HO1121 – “Little Pelham Street Precinct, 183-195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)”
Study Providing New Grading	City North Heritage Review 2013
Volume / Page No. of New Grading in Study	Volume 2, Page D16-D21 & Appendix D
Proposed Grading in Study	C, 2 ²⁰
Grading in Incorporated Document, 'City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted'	C, 2 ²¹
Grading in Inventory (June 2016, as approved)	Listed as '183-195 Bouverie Street', with grading: C & D, 2 ²²
Grading in Original Exhibited C258 Inventory (Period: 30 March 2017 to 12 May 2017)	Building Grading: Significant Significant Streetscape: -
Grading in Corrected Re-exhibited C258 Inventory (Period: 7 December 2017 to 29 January 2018)	Building Grading: Significant Significant Streetscape: -
C258 Building Grading Conversion Methodology	The Building Grading conversion methodology for all heritage places located within the City North Heritage Review study area is set out on page 8 of the Evidence Statement prepared by RBA Architects + Conservation Consultants Pty Ltd ²³ for the Panel Hearing for Amendment C198. Accordingly, the 'Building Grading' for the heritage place at 193-195 Bouverie Street, Carlton, has been accurately converted from 'C' to 'Significant'.

Correct Application of Conversion Methodology

The entry for the heritage place at 193-195 Bouverie Street, Carlton in the Inventory proposed under Amendment C258 is consistent with the correct application of the conversion methodology.

²⁰ Appendix 2 (Excerpt (Vol.2, p.D16-D21 & Appendix D) from *City North Heritage Review 2013*)

²¹ Appendix 3 (Excerpt (p.18-21) from *City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted*)

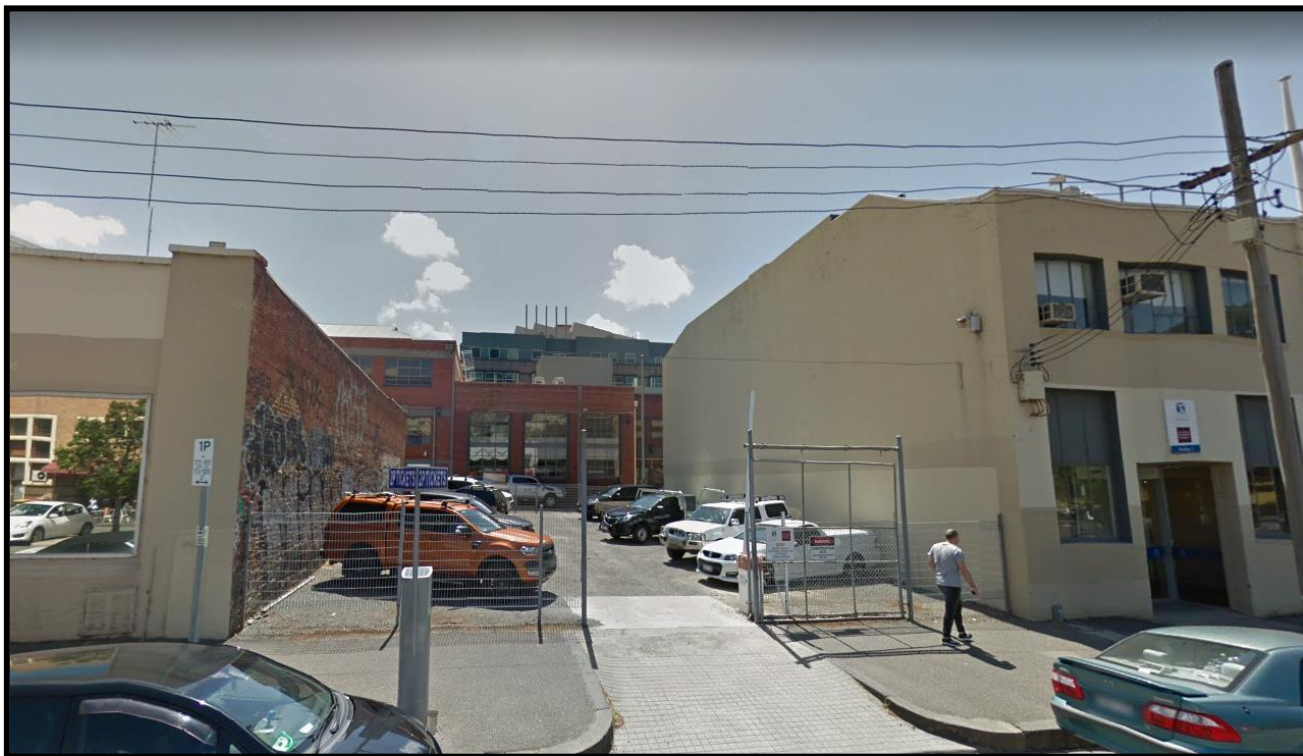
²² Appendix 1 (Excerpt (p.10, 23 & 30 of 136) from *Heritage Places Inventory, as approved June 2016*)

²³ Appendix 4 (Excerpt (p.8) from RBA Architects + Conservation Consultants Pty Ltd Evidence for Panel – Amendment C198)

MELBOURNE PLANNING SCHEME AMENDMENT C258

(6) 150-154 Pelham Street, Carlton

Streetscape photographs of 150-154 Pelham Street, Carlton



Pelham Street Elevation of 150-154 Pelham Street, Carlton (vacant lot)

MELBOURNE PLANNING SCHEME AMENDMENT C258

Summary table for Grading Conversion for 150-154 Pelham Street, Carlton

Submission No.	22
Submitter Name & Organisation	Marc Flipo (Melbourne Business School)
Representative	King & Wood Mallesons
Heritage Witness (if Evidence has been Filed)	Bryce Raworth
Street Number	150-154
Street Name	Pelham Street
Suburb	Carlton
Property Address in CoM GIS	183-195 Bouverie Street, Carlton Property ID: 101254
Affected by HO?	Yes - HO1121 – “Little Pelham Street Precinct, 183-195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)”
Study Providing New Grading	City North Heritage Review 2013
Volume / Page No. of New Grading in Study	Volume 2, Page D16-D21 & Appendix D
Proposed Grading in Study	‘-’, Not graded ²⁴
Grading in Incorporated Document, ‘City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted’	‘-’, Not graded ²⁵
Grading in Inventory (June 2016, as approved)	N/A - Not listed ²⁶
Grading in Original Exhibited C258 Inventory (Period: 30 March 2017 to 12 May 2017)	N/A - Not listed
Grading in Corrected C258 Re-exhibited Inventory (Period: 7 December 2017 to 29 January 2018)	N/A - Not listed
C258 Building Grading Conversion Methodology	<p>The Building Grading conversion methodology for all heritage places located within the City North Heritage Review study area is set out on page 8 of the Evidence Statement prepared by RBA Architects + Conservation Consultants Pty Ltd²⁷ for the Panel Hearing for Amendment C198.</p> <p>Accordingly, the ‘Building Grading’ for the heritage place at 150-154 Pelham Street, Carlton, has been accurately converted from ‘-’ to ‘Non-Contributory’.</p>

Correct Application of Conversion Methodology

The absence of an entry for the heritage place at 193-195 Bouverie Street, Carlton in the Inventory proposed under Amendment C258 is consistent with the correct application of the conversion methodology.

²⁴ Appendix 2 (Excerpt (Vol.2, p.D16-D21 & Appendix D) from *City North Heritage Review 2013*)

²⁵ Appendix 3 (Excerpt (p.18-21) from *City North Heritage Review 2013 Statements of Significance revised June 2015 Approved Gazetted*)

²⁶ Appendix 1 (Excerpt (p.10, 23 & 30 of 136) from *Heritage Places Inventory, as approved June 2016*)

²⁷ Appendix 4 (Excerpt (p.8) from RBA Architects + Conservation Consultants Pty Ltd Evidence for Panel – Amendment C198)

MELBOURNE PLANNING SCHEME

Incorporated Document

Heritage Places Inventory June 2016

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Barry Street	143-151	A	1
Barry Street	153	C	2
Barry Street	155	C	2
Barry Street	157	C	2
Barry Street	159	C	2
Barry Street	56	B	3
Barry Street	58	B	3
Berkeley Street	90-104	C	2
Berkeley Street	182-200	C	2
Berkeley Street	202-206	D	2
Berkeley Street	208-210	D	2
Berkeley Street	218	B	3
Bouverie Street	21-25	C	3
Bouverie Street	93-95	C	3
Bouverie Street	129-135	C	3
Bouverie Street	145-147	B	3
Bouverie Street	183-195 (including alternate addresses 168-180 Leicester Street and 156- 162 Pelham Street)	C & D	2
Bouverie Street	193-195	C	2
Bouverie Street	197-235 (part) (alternate address 233-235 Bouverie Street)	C	3
Bouverie Street	158-164	C	3
Bouverie Street	166-170	C	3
Bouverie Street	Carlton Brewery Complex	Refer to individual Building Identification Sheets in folders	Refer to individual Building Identification Sheets in folders
Canning Street	3	D	2
Canning Street	5	C	2
Canning Street	7	C	2
Canning Street	13	C	2
Canning Street	15	C	2
Canning Street	17	C	2
Canning Street	19	D	2
Canning Street	23	C	2
Canning Street	25	C	2
Canning Street	27	C	2
Canning Street	29	C	2
Canning Street	31	C	2
Canning Street	33	C	2
Canning Street	51	C	2
Canning Street	93	C	3
Canning Street	99	D	3
Canning Street	103	C	2
Canning Street	105	C	2
Canning Street	113	D	2
Canning Street	115	C	2
Canning Street	117	C	2
Canning Street	119	C	2
Canning Street	121	C	2
Canning Street	123	C	2

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Kay Street	86	C	2
Kay Street	88-90	D	2
Kay Street	94	C	2
Kay Street	96	C	2
Kay Street	98	C	2
Keppel Street	21	D	2
Keppel Street	27-29	C	2
Keppel Street	31	D	2
Keppel Street	51	C	1
Keppel Street	53	C	1
Keppel Street	57	C	1
Keppel Street	59	C	1
Keppel Street	61	C	1
Keppel Street	63	C	1
Keppel Street	65	C	1
Keppel Street	67	C	1
Keppel Street	69	D	1
Keppel Street	71	C	1
Keppel Street	73	C	1
Keppel Street	75	C	1
Keppel Street	77	C	1
Keppel Street	79	C	1
Keppel Street	81	C	1
Keppel Street	85-91	C	1
Keppel Street	Former Carlton Refuge	A	2
Leicester Street	51-61	C	3
Leicester Street	119-125 (including alternate address 123 Leicester Street)	C	3
Leicester Street	135-139	C	3
Leicester Street	60-66	C	3
Leicester Street	148	C	2
Leicester Street	150	C	2
Leicester Street	152	C	2
Leicester Street	154-160 (including alternate address 175 Pelham Street)	C	2
Leicester Street	168	D	2
Leicester Street	174-180 (excluding the rear of the site)	C	2
Leicester Street	210	C	2
Leicester Street	212	C	2
Leicester Street	214	C	2
Leicester Street	216	D	2
Leicester Street	222	C	2
Leicester Street	224	C	2
Leicester Street	226	C	2
Leicester Street	228	C	2
Leicester Street	230	C	2
Leicester Street	232	C	2
Leicester Street	234	C	2
Lincoln Square South	11-13 (primary address 631-645 Swanston Street)	C	2

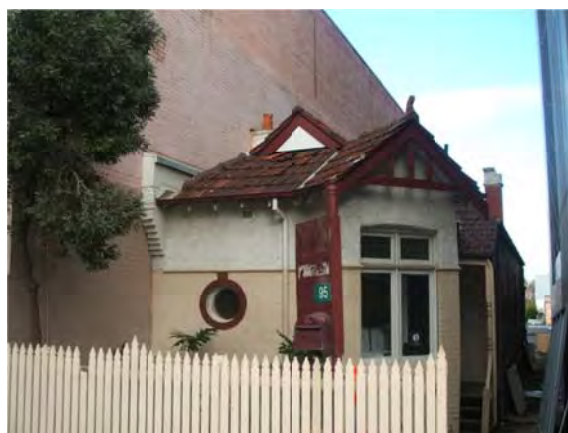
Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Palmerston Street	78	C	2
Palmerston Street	80	C	2
Palmerston Street	82	C	2
Palmerston Street	88	C	2
Palmerston Street	90	C	2
Palmerston Street	92	C	2
Palmerston Street	94	C	2
Palmerston Street	96	C	2
Palmerston Street	100	C	2
Palmerston Street	104	C	2
Palmerston Street	106	C	2
Palmerston Street	108	C	2
Palmerston Street	114	C	2
Palmerston Street	116	D	2
Palmerston Street	118	D	2
Palmerston Street	120	D	2
Palmerston Street	122	D	2
Palmerston Street	230	C	2
Palmerston Street	234	C	2
Palmerston Street	236	C	2
Palmerston Street	240	C	2
Palmerston Street	242	C	2
Pelham Street	157-165	C	3
Pelham Street	205-233	C	3
Pelham Street	St Georges Old School	A	1
Pelham Street	52	D	2
Pelham Street	54-56	C	2
Pelham Street	58	D	2
Pelham Street	64-70	D	2
Pelham Street	96	A	3
Pelham Street	156-162	D	2
Pelham Street	168-170	D	2
Pelham Street	196	C	2
Pelham Street	NE cnr Berkeley St	D	3
Pitt Street	13	C	2
Pitt Street	15	C	2
Pitt Street	17	C	2
Pitt Street	19	C	2
Pitt Street	21	C	2
Pitt Street	23	C	2
Pitt Street	27	C	2
Pitt Street	43	C	2
Pitt Street	45	C	2
Pitt Street	47	C	2
Pitt Street	51	C	2
Pitt Street	12	C	2
Pitt Street	14	D	2
Pitt Street	18	C	2
Pitt Street	24	C	2
Pitt Street	26	C	2
Pitt Street	28	D	2
Pitt Street	32	C	2
Pitt Street	38	C	2
Pitt Street	40	C	2

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

APPENDIX D

Citations - Recommended Heritage Overlays

The following sites have been assessed as reaching the threshold level of local significance and so are recommended for heritage protection in the Melbourne Planning Scheme.

The citations for this group are provided in the following pages.

Name	Page
Repco Warehouse 90-104 Berkeley Street, Carlton	D3
Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	D5
Former Modern Printing Company Factory 129-131 Bouverie Street, Carlton	D10
Former Pitman Books Building 158 Bouverie Street, Carlton	D12
House 166-170 Bouverie Street, Carlton	D14
Little Pelham Street Precinct 183-195 Bouverie Street, 168-178 Leicester Street & 150-170 Pelham Street, Carlton	D16
Former Baptist Kindergarten 233-235 Bouverie Street, Carlton	D22
Former Astral Motor Wheel Works 51-61 Leicester Street, Carlton	D25
Former Factory 135-139 Leicester Street, Carlton	D28
Lincoln Square South Precinct 11-31 Lincoln Square South & 631-45 Swanston Street, Carlton	D30
Former E P Printing & Publishing Co. building 205-221 Pelham Street, Carlton	D35
Former Paton's Brake Replacement Factory 198-202 Queensberry Street, Carlton	D38
Melbourne Metropolitan and Tramways Board (MMTB) Substation 214-222 Queensberry Street	D40
Former Factory 225-227 Queensberry Street, Carlton	D43

LITTLE PELHAM STREET PRECINCT

Address	183-195 Bouverie, Carlton 168-178 Leicester Street, Carlton 150-170 Pelham Street, Carlton
Date/period	1923-1964/Interwar and Post-war periods
Building type	Factories and garages
Grading	Refer schedule
Previous Grading	Refer schedule



174-178 Leicester St



168-172 Leicester St



183-191 Bouverie St



193-195 Bouverie St (rear part along Little Pelham St)

Significance

What is Significant?

The land and the factory/warehouse buildings located in Bouverie Street (nos 183-191, 193-195), Leicester Street (nos 168-172 and 174-178), and Pelham Street (nos 150-170) all of which back onto Little Pelham Street. Elements of note are the original external treatments such as face red and brown brick combined with areas of cement render and metal-framed, multi-paned windows.

How is it Significant?

The Little Pelham Street precinct is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The Little Pelham Street precinct is of historic significance for being illustrative of the industrial development that occurred in this part of Melbourne during the Interwar period. At this time, there was extensive replacement of the pre-existing building stock, being mostly 19th century cottages and terrace houses with some small industrial sites, to larger scale factories and warehouses.

(AHC Criteria A4)

The Little Pelham Street precinct is of representative and aesthetic significance as a largely intact group of Interwar and Post-war period buildings. Other contemporary buildings of this type in the area have undergone a much greater degree of external change so that although more distinctive examples can be found elsewhere, a consistent streetscape of such buildings is rare. Of this group of buildings, the most impressive is the Modern style, former factory (174-178 Leicester St) however the original detailing to the rear part of 193-195 Bouverie Street, where it is unpainted along Little Pelham Street is also noteworthy.

(AHC Criteria D2 and E1)

Description

The precinct extends along both sides of Little Pelham Street, Carlton, however the sites have addresses to either Bouverie, Leicester or Pelham Streets. The buildings are of a similar scale, mostly two storey with some single and three storey examples. They predominantly date to the Interwar period (1920s-1930s) with some sections dating to the Post-war period (1950s-1960s), however the later buildings have been designed in a manner similar to the earlier buildings. The buildings have a rectilinear massing and generally the roofs, either hipped (including gambrel) or sawtooth, are obscured by a parapet. There is also one vacant section at the east end of Pelham Street.

Externally, the façades of the group of buildings, which are owned by the University of Melbourne, have all been painted in neutral tones. The façades were originally however, face brick, in some instances with contrasting areas of render (168-172 Leicester Street) or in one case, also with terracotta tiles (174-178 Leicester Street). The brickwork was mostly red, though as still can be seen to the rear part of 193-195 Bouverie St along Little Pelham St, it was bi-chromatic with areas of brown brick (e.g. surrounding the windows). Further articulation of the façade was provided by variation in the brickwork – generally with a horizontal emphasis typical of the later part of the Interwar period. As was common for utilitarian buildings such as factories and garages, multi-paned windows were employed, though in most cases, the original steel-framed windows have been replaced with aluminium-framed types. The earlier, single storey buildings – from the mid-1920s – at the south-west end have some remnant, classically-influenced detailing reflected by the treatment of entrance canopies, piers extending above the parapet and areas of panelling, whereas the later, Post-War period have a simpler aesthetic. (183-191 Bouverie Street and three storey, rear part of 174-178 Leicester Street along Little Pelham Street).

Refer to the schedule for further details of the individual buildings.

History

Land in this part of Carlton, section 30, was made available in 1855. Three of the four quarter acre allotments that constitute the precinct were purchased by R. Hepburn (allotments 18-20) and the other (the eastern allotment, no. 1) was purchased by T. O'Regan.²⁰ Hepburn subdivided his allotments soon after, creating the western two-thirds of Little Pelham Street.²¹ The allotments typically had a width in the order of 20-23 feet (about 6-7 metres) however the one at the south-west corner was much larger, 70ft² (21.3 metres²).

By 1859 development was under way as indicated by the following auction notice

two substantially-built weatherboard cottages, with land, 20 x 44 feet, situated in Little Pelham-street, near the corner of Leicester and Pelham streets, and by the Carlton Hotel.²²

²⁰ Township Plan, Parish of Jika Jika at Carlton M314(14). R Hepburn purchased many allotments in this part of Carlton including two on the opposite side of Pelham Street.

²¹ Vale Collection (SLV), vol. 3, p37. 'Subdivision of allotments no. 18, 19 & 20 section 30 and allotments 10 & 11 of section 25 – North Melbourne at Carlton', no date.

²² The Argus, 18 June 1859, p2

A few years later (mid-1860s), the land had undergone considerable development especially to Pelham Street.²³ By the mid-1890s, the land had been fully developed with small cottages, about two-thirds of which were timber, and most had a verandah built to the front boundary. Some 20 individual residences with an address to this part of Pelham Street (nos 140-186) existed, including a row of nine weatherboard houses (nos 160-178). Along Little Pelham Street, there were several residences, though only about half addressed that street, whereas the houses to the middle part addressed a laneway further north so that their closets backed onto Little Pelham Street. At this stage, Little Pelham Street did not extend through to Bouverie Street though there was a small right-of-way at the east end (Crown allotment 1).²⁴

During the early 20th century, the land in this area was being offered for potential factory development, for instance the land which now constitutes 174-178 Leicester Street - which then included three weatherboard houses, one with an address of 28 Little Pelham Street - was described as being '... a splendid factory corner'.²⁵ By this time, it is likely much of the housing stock was in poor condition, or of a low standard, as Little Pelham Street was identified as a slum area in the housing investigation held during 1913-18.²⁶

During the early 1920s, the first of the extant buildings was constructed at the corner of Leicester and Pelham Streets. This garage was designed by Joy & McIntyre,²⁷ who were responsible for the alterations to the Duke of Edinburgh Hotel at 56 Courtney Street, North Melbourne at about this time. By 1928, National Motor Reconditioning was operating there.²⁸ In 1934, they were however listed at 156 Pelham Street.²⁹ Land between 156 and 170 Pelham Street, which then contained seven weatherboard cottages was made available for sale in 1925 '... for manufactory, garage, store, etc'.³⁰ They must have been demolished soon after as in 1928, the extant workshop building at nos 160-170, designed by the architects Berry & San Miguel, was erected.

What began as a small, single storey factory in 1934 at 193-195 Bouverie Street for C. Huppert,³¹ quickly developed into a much larger complex over the ensuing decade as major additions were undertaken in 1936, 1937, 1939 and 1943, however the external expression, established with the initial section, was retained with the later works.³² C. Huppert & Co. was an engineering company which had a foundry, handling ferrous and non-ferrous work, as well as a pattern shop.³³

By the mid-1930s, few of the 19th century buildings would have survived though a brick cottage in Little Pelham Street is known to have been standing in 1938, as it was sold in that year.³⁴ Soon after in 1940, the factory at 174-178 Leicester Street was constructed.³⁵ It was designed by the architect Archibald Ikin, who was also responsible for the distinctive Art Deco style Royal Apartments at 1 Robe Street St Kilda, (1932/3), which also features a boldly treated entry bay. This factory was enlarged to the rear in 1964.³⁶

A smaller factory existed in what is now the vacant part of Pelham Street. In 1948, no. 156 was being occupied by a printing firm, T. B. McDiarmid & Sons.³⁷ It is possible that the roof profile of this building can still be detected in the east wall of no. Pelham Street.

During 1977, the University of Melbourne at 168-172 Leicester Street acquired the former garage, which had previously been employed by Roadshow Despatch, and developed it as an archives repository.³⁸

²³ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

²⁴ MMBW Plan 30 (1896) and Detail Plan 1177 (1896)

²⁵ *The Argus*, 22 February 1911, p2

²⁶ Caitlin Mahar, 'Sought after property: buying and selling Carlton', in P Yule (ed.), *Carlton: A History*, p215

²⁷ Application no 4894: VPRS 11,200/P1/unit 535 and VPRS 11,201/P1/Unit 61. The cost was £2000.

²⁸ *The Argus*, 29 February 1928, p3

²⁹ *The Argus*, 12 December 1934, p3

³⁰ *The Argus*, 3 April 1925, p2

³¹ Application no 15,789: VPRS 11,200/P1/unit 1788 and VPRS 11,201/P1/Unit 189. The first stage cost £600. It may have been designed by the builder, R J Werner.

³² Building applications nos 17,034 (£400); 18,829 (£1100); 20,451 (£1030); and 22,637 (£750).

³³ *The Argus*, 10 December 1947, p24

³⁴ *The Argus*, 9 April 1938, p27

³⁵ Application no 21,674: VPRS 11,200/P4/units 598 and VPRS 11,201/P1/Unit 263. It cost £3665.

³⁶ Building Application Index, VPRS 11,202;

³⁷ *The Argus*, 18 December 1948, p25

³⁸ University of Melbourne archives: images UMA/1/1574-1581.

Recommendations

It is recommended that the Little Pelham Street precinct be included in the Schedule to the Heritage Overlay. The sites with addresses to Leicester Street (nos 168-172 and 174-178) would need to be removed from HO1, South Carlton Precinct.

Extent of Designation

Refer map

Previous Studies/Identification

Not previously identified.

Little Pelham Street Precinct Schedule

Name	Address	Proposed Grading	Previous Grading	Date/ Period	Description
Former factory	183-189 Bouverie Street	D2	-	Mid-20 th century	2 storey, painted brick, windows with deep reveals, modern, aluminium-framed sliding type. Windows in strips with continuous sill and intermediate rendered sections.
Former factory	193-195 Bouverie Street	C2	-	1934/ Interwar	Constructed by R. J. Werner for C. Huppert, altered and enlarged in stages between 1936 and 1943. Originally a smaller, single storey building. In 1936, it was extended from 4 to 7 bays. In 1937, the second storey was added by architect N. Smith. In 1939, the two storey additions at the wider, west end by architect Frederick Morsey were constructed. In 1943, a single storey, temporary timber building was erected where the 3 storey section at the rear of 174-178 Leicester St is located. 2 storey brick, original face brick work to façade painted over. Some aspects of original varied brickwork still evident including central platbands and frieze, soldier course to parapet, and fins above windows. Original detailing is however visible to the south elevation (along Little Pelham Street) including clinker brick frames to windows. Original steel-framed windows mostly replaced with aluminium-framed types, however still multi-paned.
Former garage	168 Leicester Street	D2	-	1923/ Interwar	Designed by Joy & McIntyre, engineers and architects, for J. McCracken. Extended to east in 1926. Single storey, face brick and rendered building (parapet and sills), now painted over. It has a stepped parapet to the west elevation (Leicester St) with projecting piers at the corners and to each bay of the southern elevation (Pelham St). Upper parts of the walls are panelled. Multi-paned windows to the south though bricked to west side. Entry canopy survives over glass doors however had been paired timber leafs. Distinctive hipped roof form is partly visible.
Former factory	174-180 Leicester Street	C2	-	1940/ Interwar	Designed by Archibald Ikin, architect, with ARC Engineering Co for M. Binder. 2 storey, Moderne style with distinct entry bay, with lower part clad in terracotta tiles and upper rendered part with horizontal and vertical incised decoration. Remaining section, face brick has bands of multi-paned windows with some hoppers, which are separated by plaster piers. Hoods above main windows and projecting parapet has vertical decoration.

Name	Address	Proposed Grading	Previous Grading	Date/Period	Description
	174-178 Leicester Street (rear part)			1964/ Post-war	Three storey additions to rear constructed in 1964. Red brick with concrete lintels and multi-paned windows.
Vacant	150-154 Pelham Street	-	-	-	Vacant. The roof profile of an earlier single storey building is evident in the east wall of nos 160-170.
Former workshop	156-162 Pelham Street	D2	-	1928/ Interwar	Designed by Berry & San Miguel for Pauline Cohen Single storey, brick now painted over. Similar detailing to adjacent building at 168 Leicester St, though now has large fixed pane, aluminium-framed windows. Windows were originally multi-paned and there was a larger doorway containing timber doors. Some original windows survive to north elevation, Little Pelham Street.

MELBOURNE PLANNING SCHEME

Incorporated Document

**City North Heritage Review 2013
Statements of Significance
(Revised June 2015)**

LITTLE PELHAM STREET PRECINCT (HO1121)

Address	193-195 Bouverie Street, Carlton 168-178 Leicester Street, Carlton 150-170 Pelham Street, Carlton
Date/period	1923-1964/Interwar and Post-war periods
Building type	Factories and garages
Grading	Refer schedule



174-178 Leicester St



168-172 Leicester St



193-195 Bouverie St (rear part along Little Pelham St)

Significance

What is Significant?

The land and the factory/warehouse buildings located in Bouverie Street (nos 193-195), Leicester Street (nos 168-172 and 174-178), and Pelham Street (nos 150-170) all of which back onto Little Pelham Street. Elements of note are the original external treatments such as face red and brown brick combined with areas of cement render and metal-framed, multi-paned windows.

How is it Significant?

The Little Pelham Street precinct is of historic significance to the City of Melbourne.

Why is it Significant?

The Little Pelham Street precinct is of historic significance for being illustrative of the industrial development that occurred in this part of Carlton and adjacent parts of Melbourne during the Interwar period and which radically

transformed it from a largely residential suburb. At this time, there was extensive replacement of the pre-existing building stock, being mostly 19th century cottages and terrace houses with some small industrial sites, to larger scale factories and warehouses.

(AHC Criteria A4)

The Little Pelham Street precinct is of representative aesthetic significance as a largely intact and a rare surviving cluster of light industrial buildings from the Interwar and Post-war periods (along with the Lincoln Square South Precinct). Although individual buildings undergone varying degrees of change and some are undistinguished examples, they are evocative of this key development phase, and in particular, Little Pelahm Street provides a rare opportunity to experience a streetscape of mid-20th century buildings. Of this group of buildings, the most impressive is the Modern style, former factory (174-178 Leicester St) however the original detailing to the rear part of 193-195 Bouverie Street, where it is unpainted along Little Pelham Street is also noteworthy.

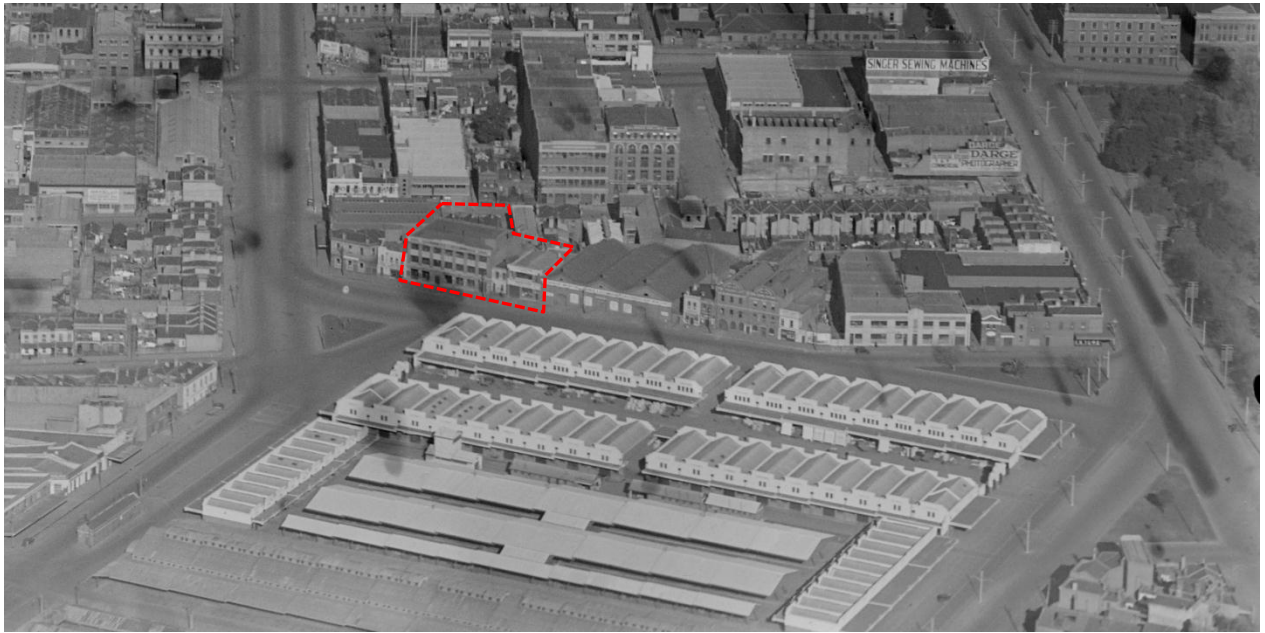
(AHC Criteria D2)

LITTLE PELHAM STREET PRECINCT

SCHEDULE

Name	Address	Grading	Date/ Period	Description
Former factory	193-195 Bouverie Street	C2	1934/ Interwar	<p>Constructed by R. J. Werner for C. Huppert, altered and enlarged in stages between 1936 and 1943. Originally a smaller, single storey building.</p> <p>In 1936, it was extended from 4 to 7 bays.</p> <p>In 1937, the second storey was added by architect N. Smith.</p> <p>In 1939, the two storey additions at the wider, west end by architect Frederick Morsey were constructed.</p> <p>In 1943, a single storey, temporary timber building was erected where the 3 storey section at the rear of 174-178 Leicester St is located.</p> <p>2 storey brick, original face brick work to façade painted over. Some aspects of original varied brickwork still evident including central platbands and frieze, soldier course to parapet, and fins above windows. Original detailing is however visible to the south elevation (along Little Pelham Street) including clinker brick frames to relatively large windows. Original steel-framed windows mostly replaced with aluminium-framed types, however still multi-paned. Overall a good example of the period.</p>
Former garage	168 Leicester Street	D2	1923/ Interwar	<p>Designed by Joy & McIntyre, engineers and architects, for J. McCracken. Extended to east in 1926.</p> <p>Single storey, face brick and rendered building (parapet and sills), now painted over. It has a stepped parapet to the west elevation (Leicester St) with projecting piers at the corners and to each bay of the southern elevation (Pelham St). Upper parts of the walls are panelled. Multi-paned windows to the south though bricked to west side. Entry canopy survives over glass doors however had been paired timber leafs. Distinctive hipped roof form is partly visible.</p>
Former factory	174-180 Leicester Street	C2	1940/ Interwar	<p>Designed by Archibald Ikin, architect, with ARC Engineering Co for M. Binder.</p> <p>2 storey, fine Moderne style with distinct entry bay, with lower part clad in terracotta tiles and upper rendered part with horizontal and vertical incised decoration. Remaining section, brick has bands of multi-paned windows with some hoppers, which are separated by plaster piers. Hoods above main</p>

Name	Address	Grading	Date/ Period	Description
				windows and projecting parapet has vertical decoration. Variation to façade partly obscured by paint.
	174-178 Leicester Street (rear part)	-	1964/ Post-war	Three storey additions to rear constructed in 1964. Red brick with concrete lintels and multi-paned windows.
Vacant	150-154 Pelham Street	-	-	Vacant. The roof profile of an earlier single storey building is evident in the east wall of nos 160-170.
Former workshop	156-162 Pelham Street	D2	1928/ Interwar	Designed by Berry & San Miguel for Pauline Cohen Single storey, brick now painted over. Similar detailing to adjacent building at 168 Leicester St, though now has large fixed pane, aluminium-framed windows. Windows were originally multi-paned and there was a larger doorway containing timber doors. Some original windows survive to north elevation, Little Pelham Street.



Amendment C198 (City of Melbourne) City North Heritage Review

Expert Witness Statement - Heritage
Planning Panel Hearing no. 2
30 October 2014

RBA ARCHITECTS +
CONSERVATION CONSULTANTS PTY LTD
FITZROY STREET 4C/171
ST KILDA VIC AUSTRALIA 3182

+613 9525 5666 TEL
+613 9525 4906 FAX

rba@rbaarchitects.com.au EMAIL
www.rbaarchitects.com.au WEB



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.

Conversion to Standard Grading system

The issue of continuing to use the existing grading system outlined above was raised with the Planning Department when the standard approach in recent years has been to adopt a consistent system across the State of: Significant, Contributory, and Non-contributory.

Although the direction from Council was to employ the existing system, in light of the possible need to adopt the standard grading system in the future, a conversion system was kept in mind that all sites:

- graded A, B or C could be re-graded as 'significant',
- graded D could be converted to 'contributory',
- ungraded sites could be listed as 'non-contributory'.

Individually significant sites were graded C or higher and sites were only graded D within a precinct (that is, no existing or proposed individual sites were re/graded 'D').

2.5.3 AHC Criteria

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

Although the revised version of the practice note 'Applying the Heritage Overlay', issued in September 2012, indicates that the HERCON criteria are to be employed, the study was commenced beforehand and so the AHC Criteria have continued to be employed. The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria. It is also noted in the aforementioned practice note that 'The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.'

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.



Planning and Environment Act 1987

Panel Report

Melbourne Planning Scheme

Amendment C198

City North Heritage Review

11 July 2014



However, the Panel accepts that the businesses of interwar workshops and warehouses do represent a period of historical significance to the municipality. It also accepts evidence that this precinct is a good representative example and demonstrates those interwar changes and the shift to small-scale enterprises.

Although the precinct represents a coherent and identifiable group it is not persuaded of its aesthetic significance.

With the exception of 183-189 Bouverie Street, the Panel considers that whilst some alterations to buildings had reduced their intactness, most were realistically, reversible and did not significantly reduce the integrity of the buildings or precinct. In the case of 183-189 Bouverie Street, the Panel takes the view that the alterations reduce the integrity of the building as a document of interwar development.

(v) Conclusions and recommendation

The Panel concludes that the precinct is of sufficient historical significance for inclusion in Heritage Overlay HO1151. It finds that the precinct lacks sufficient aesthetic significance for inclusion on that basis.

In reaching its conclusion the Panel takes the view that of humble, ordinary or undistinguished architectural resolution can, nonetheless, display important historic or aesthetic (as for example landmarks or social reference points) significance. In this case the buildings involved are not of special architectural interest but rather represent a utilitarian aspect of Melbourne's growth. The following buildings are considered of sufficient historical significance to apply the Heritage Overlay (HO1151):

- 193-195 Bouverie Street, Carlton - as C2
- 168-172 Leicester Street, Carlton - as D2
- 174-180 Leicester Street, Carlton – as C2
- 160 (156) -170 Pelham Street, Carlton - as D2

The Panel concludes that the integrity of 183-189 Bouverie Street as a representative example of interwar development is so reduced that, while its land should be included in the precinct, the building should be ungraded. The Panel also concludes that 183-189 Pelham Street, Carlton and that 150-154 Pelham Street, Carlton should be included to the extent of the land only and be ungraded in the *Heritage Places Inventory*.

Accordingly it is recommended:

4. For the Little Pelham Street Precinct:

- a) **Apply the Heritage Overlay to the Little Pelham Street Precinct as exhibited.**
- b) **Amend the Heritage Places Inventory as exhibited by removing reference to 183-189 Bouverie Street, Carlton.**
- c) **Amend the post exhibition version of the Statement of Significance to remove reference to aesthetic significance and remove reference to 183-189 Bouverie Street and include in the Incorporated Document "City North Heritage Review Statement of Significance."**



Future Melbourne Committee

Minutes

**Meeting Number 53
Tuesday 3 March 2015
5.30pm**

**Council Meeting Room
Level 2
Melbourne Town Hall**

Present

Lord Mayor, Robert Doyle
Deputy Lord Mayor, Susan Riley
Councillor Richard Foster
Councillor Rohan Leppert
Councillor Kevin Louey
Councillor Stephen Mayne
Councillor Cathy Oke
Councillor Beverley Pinder-Mortimer
Councillor Jackie Watts
Councillor Arron Wood

Apology

Councillor Ken Ong

Confirmed at the meeting of the Future Melbourne Committee meeting
on Tuesday 14 April 2015

6.2 Ministerial Application: TPM-2014-29, 477 Collins Street, Melbourne

The purpose of this report was to advise the Committee of a Ministerial planning application at 477 Collins Street, Melbourne.

Moved: Cr Mayne

That the Future Melbourne Committee resolves that a letter be sent to the Department of Environment, Land, Water and Planning advising that the Council supports the application subject to proposed modifications to the loading/unloading arrangements and Flinders Lane podium façade treatment, as detailed in the attached delegate report (refer Attachment 4 of the report from management) with suggested condition 1(c) amended to read "The floor to ceiling height within the podium car park should be a minimum of 3.6 metres floor to floor".

Seconded: Cr Wood

The motion was put and carried unanimously with the following Councillors present: The Chair, Councillor Mayne, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Oke, Pinder-Mortimer, Watts and Wood.

6.3 Planning Scheme Amendment C198 City North Heritage Review

The purpose of this report was to advise Committee of the recommendations of the Panel for Planning Scheme Amendment C198 City North Heritage Review and to seek adoption of the amendment with the revisions made in response to the Panel's recommendations.

Angela Williams addressed the Committee.

The Lord Mayor, Robert Doyle left the meeting at 6.25pm and returned to the meeting at 6.27pm.

Moved: Cr Leppert

1. *That the Future Melbourne Committee:*
 - 1.1. *Notes management's assessment of the Panel's recommendations and the revisions to Amendment C198.*
 - 1.2. *Recommends that Council:*
 - 1.2.1. *Adopts Melbourne Planning Scheme Amendment C198 – City North Heritage at Attachment 5 of the report from management, pursuant to section 29 of the Planning and Environment Act 1987, in a form which applies the Heritage Overlay to, and includes the statement of significance for, the former A. G. Way & Co. Factory at 215-223 Franklin St, Melbourne.*
 - 1.2.2. *Submits Melbourne Planning Scheme Amendment C198 to the Minister for Planning for approval.*

Seconded: Cr Mayne

The motion was put and carried unanimously with the following Councillors present: The Chair, Councillor Mayne, Lord Mayor, Robert Doyle, Deputy Lord Mayor, Susan Riley, Councillors Foster, Leppert, Louey, Oke, Pinder-Mortimer, Watts and Wood.

Finance and Governance Portfolio

Cr Mayne continued in the role of Chair to present one report from management for consideration in relation to the Finance and Governance Portfolio.

6.4 Proposed Activities (Miscellaneous Amendments) Local Law 2015

The purpose of this report was to seek in principle endorsement of the draft Activities (Miscellaneous Amendments) Local Law 2015 to allow the commencement of the statutory public notice and submission process.

Report to the Future Melbourne (Planning) Committee

Agenda item 6.3

Planning Scheme Amendment C198 City North Heritage Review

3 March 2015

Presenter: David Mayes, Manager Strategic Planning

Purpose and background

1. The purpose of this report is to advise Council of the recommendations of the Panel for Planning Scheme Amendment C198 City North Heritage Review (Amendment), and to seek adoption of the amendment with the revisions made in response to the Panel's recommendations.
2. The Panel Hearing for the Amendment was held from 5 to 9 May 2014 and the Panel issued its report to the Council on 11 July 2014 (Attachment 2). On 1 August 2014 however, Planning Panels Victoria (PPV) advised the Council of a clerical error resulting in one joint submitter, Waipara Pty Ltd and Rayburn Pty Ltd, owners of 215-223 and 225-227 Franklin Street and 186-190 A'Beckett Street (rear), not being heard. The Panel reconvened on 30 October 2014 to hear the submission and issued its supplementary report on 19 November 2014 (Attachment 3).

Key issues

3. The Panel generally supports the Amendment but recommends the following changes.
 - 3.1. Remove six properties from the proposed Heritage Overlay: 197-199 Berkeley Street, Melbourne (HO1151), 61-63 Flemington Road, North Melbourne (HO1141), 653-669 Elizabeth Street Melbourne (HO1124) and 215-223 Franklin Street (front) Melbourne (HO1156), 623-629 Swanston Street Carlton (HO1122), rear of 24-34 Villiers Street (HO1123).
 - 3.2. Eight properties to become ungraded and classed as non-contributory to heritage precincts, but still included in Heritage Overlay: 582-588, 632, 671-673, 675-681 and 683-687/687-699 Elizabeth Street (HO1124), 183-189 Bouverie Street Carlton (HO1121) and 205-217 & 73-75 Peel Street (HO3). Also, regrade 594-598 Elizabeth Street, Melbourne (HO1124) and 65-67 Peel Street North Melbourne (HO3).
 - 3.3. The Panel recommended revisions to the Local Heritage Policies (Clauses 22.04 and 22.05).
4. In management's assessment of the Panel's report (refer to Attachment 4) most of its recommendations are accepted except the recommendation to review and change the Local Heritage Policies and apply interim controls. This is because the Council's current review of the Local Heritage Policies will address the Panel's concerns.

Recommendation from management

5. That the Future Melbourne Committee:
 - 5.1. Notes management's assessment of the Panel's recommendations and the revisions to Amendment C198.
 - 5.2. Recommends that Council:
 - 5.2.1. Adopts Melbourne Planning Scheme Amendment C198 – City North Heritage at Attachment 5, pursuant to section 29 of the *Planning and Environment Act 1987*.
 - 5.2.2. Submits Melbourne Planning Scheme Amendment C198 to the Minister for Planning for approval.

Attachments:

1. Supporting Attachment
2. Amendment C198 Panel Report
3. Amendment C198 Supplementary Panel Report
4. Management's response to the Panel's recommendations
5. Revised Amendment C198 for Adoption by Council and approval the Minister

PANEL RECOMMENDATION	MANAGEMENT RESPONSE	REVISION
"City North Heritage Review Statement of Significance."		
3. Former Ramsay Surgical Precinct		
a) Apply the Heritage Overlay to the Former Ramsay Surgical Precinct as exhibited.	Accept	No change
b) Include the post exhibition version of the Statement of Significance included in the Incorporated Document "City North Heritage Review Statement of Significance."	Accept	No change
4. Little Pelham Street Precinct		
a) Apply the Heritage Overlay to the Little Pelham Street Precinct as exhibited.	Accept	No change
c) Amend the Heritage Places Inventory as exhibited to remove reference to 183-189 Bouverie Street, Carlton.	Accept	Amend <i>Heritage Inventory</i> p. 10,
d) Amend the post exhibition version of the Statement of Significance to remove reference to aesthetic significance and remove reference to 183-189 Bouverie Street and include in the Incorporated Document "City North Heritage Review Statement of Significance."	Accept	Amend Incorporated Document <i>City North Heritage Review 2012 Statements of Significance</i> p 17-18
5. Lincoln Square South Precinct		
e) Apply the Heritage Overlay to the Lincoln Square South Precinct subject to the following change:		
f) Exclude 623-629 Swanston Street and its land.	Accept	Amend Schedule HO1122 Map 5HO
g) Amend the Heritage Places Inventory to remove reference to 623-629 Swanston Street, Carlton.	Accept	Amend <i>Heritage Inventory</i> pp 24 & 36
h) Amend the post exhibition version of the Statement of Significance to remove reference to 623-629 Swanston Street and include this version in the Incorporated Document "City North Heritage Review Statement of Significance."	Accept	Amend Incorporated Document <i>City North Heritage Review 2012 Statements of Significance</i> pp 28-21
6. Villiers Street Precinct		
a) Apply the Heritage Overlay to the Villiers Street Precinct subject to the following change: - Amend the Heritage Overlay Map by realigning the southern boundary of the Heritage Overlay on 24-34 Villiers Street to be in line with the southern boundaries of 36 and 40 Villiers Street and exclude the rear portion of the property.	Accept	Amend Map 5HO

Carlton		CITY OF MELBOURNE HERITAGE GRADINGS	
Street	Number	Building Grading	Streetscape Grading
Barry Street	143-151	A	1
Barry Street	153	C	2
Barry Street	155	C	2
Barry Street	157	C	2
Barry Street	159	C	2
Barry Street	56	B	3
Barry Street	58	B	3
Berkeley Street	90-104	C	2
Berkeley Street	182-200	C	2
Berkeley Street	202-206	D	2
Berkeley Street	208-210	D	2
Berkeley Street	218	B	3
Bouverie Street	21-25	C	3
Bouverie Street	93-95	C	3
Bouverie Street	129-135	C	3
Bouverie Street	145-147	B	3
Bouverie Street	183-195 (including alternate addresses 168-180 Leicester Street and 156- 162 Pelham Street)	C & D	2
Bouverie Street	183-189	D	2
Bouverie Street	193-195	C	2
Bouverie Street	197-235 (part) (alternate address 233-235 Bouverie Street)	C	3
Bouverie Street	158-164	C	3
Bouverie Street	166-170	C	3
Bouverie Street	Carlton Brewery Complex	Refer to individual Building Identification Sheets in folders	Refer to individual Building Identification Sheets in folders
Canning Street	3	D	2
Canning Street	5	C	2
Canning Street	7	C	2
Canning Street	13	C	2
Canning Street	15	C	2
Canning Street	17	C	2
Canning Street	19	D	2
Canning Street	23	C	2
Canning Street	25	C	2
Canning Street	27	C	2
Canning Street	29	C	2
Canning Street	31	C	2
Canning Street	33	C	2
Canning Street	51	C	2
Canning Street	93	C	3
Canning Street	99	D	3
Canning Street	103	C	2
Canning Street	105	C	2
Canning Street	113	D	2
Canning Street	115	C	2
Canning Street	117	C	2
Canning Street	119	C	2
Canning Street	121	C	2