

## Carlton Residents Association

### Supplementary Submission in relation to the Heritage Places Inventory Exhibited December 2017

19 January 2018

In this submission, the Association reports on an analysis of two sample heritage blocks, one in Carlton [City North Area] and one in Parkville [opposite the University of Melbourne]. In both blocks, there was a clear majority of C Grade Heritage Places, although for the Carlton block, there were no Level 1 Streetscapes. In contrast, all the streets in the Parkville block were Level 1 Streetscapes.

For both blocks, the Heritage Place Gradings recorded in the 1980's Heritage studies have been included. For the Carlton block, the Heritage Place Gradings recommended in the City North Heritage Review, undertaken thirty years later, have also been included. For the Carlton [HO1] Heritage Precinct, the Gradings allocated in the 1980's were CONFIRMED thirty years later.

What is striking about these two blocks though, is the completely different recommendations concerning the NEW Heritage Place Grades [Significant and Contributory].

- For the Carlton block, the translation principles articulated in the Council's 2014 Review were adopted. In this Review, it was clear that most of the C Graded Heritage Places would translate "into" the new **Significant** Grade.
- For the Parkville Heritage Precinct [including the sample block], ALL the C Graded Heritage Places [except those within an "individual" Heritage Overlay] would translate into the new **Contributory** Grade. Although the letter Graded Heritage Places in the Parkville Precinct were not to be the subject of a review [Lovell Chen Oct. 2015 Methodology Report] clearly, a Review HAS been undertaken. For example, in the Parkville sample block, two of the A Graded Buildings have been downgraded to the new Contributory Grade.

While the outcomes for the two sample blocks [Carlton and Parkville] are vastly different, it underlines a key problem with the Heritage Review. **For those suburbs [or parts of suburbs] that have been the subject of recent Heritage Reviews [eg West Melbourne and City North] the Council's 2014 translation principles have been applied. For the remainder of the Municipality, the default translation of the C Graded Heritage Places has been to the new Contributory Grade.**<sup>1</sup> Where the Consultant has undertaken a desktop review of these C Graded Heritage Places, some have been "upgraded" to the new Significant Grade.

The bottom line is that two VERY DIFFERENT translation principles have been applied in the Council's Heritage Review of the C Graded Heritage Places.

In the Carlton area, the June 2016 Heritage Places Inventory includes 1,160 records of C Graded Heritage Places. The actual number of places would be higher, since many records include a pair or row of terraces. **All these records [Heritage Places] had the SAME GRADING STATUS in June 2016.** Following the Review, about 430 records [Heritage Places] translated to the new SIGNIFICANT GRADE and about 730 to the lower CONTRIBUTORY GRADE.

**In relative terms at least, the inescapable conclusion is that for the CARLTON area there has been a very uneven outcome in the GRADING status of our Heritage Places. Those C Grade Places in the City North Area have fared vastly better than those in that part of Carlton east of Swanston Street. [The outcome for the Parkville area is worse.]** In our view, the application of different translation principles in the SAME Heritage Review, does NOT result in a credible outcome.

#### References

- City of Melbourne [July 2014] *A Review of the Local Heritage Policies in the Melbourne Planning Scheme.*
- Lovell Chen [Oct. 2015] *Methodology Report, City of Melbourne Heritage Gradings Review.*

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<sup>1</sup> In our view, the default translation of the C Graded Heritage Places to the Contributory Grade was both wrong and misleading. It has incorrectly conflated the group label "Contributory" in the current Planning Scheme with the new Contributory Grade. **It is a fact that the group label Contributory never included the D Grade Heritage Places**

**in Level 3 Streetscapes, whereas these Places WERE included in the new Contributory Grade. It is also a fact that ALL the C Grade Heritage Places located in "Individual" Heritage Overlays translated into the new SIGNIFICANT Grade, even although they were included in the current Contributory Group.**

# Heritage Review – 2014 to 2017 Inventory Changes Tracked [1984 Gradings included]

Grattan, Leicester, Pelham and Bouverie Street Block

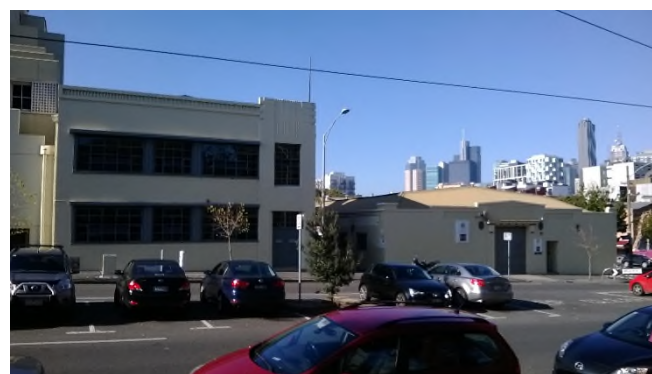
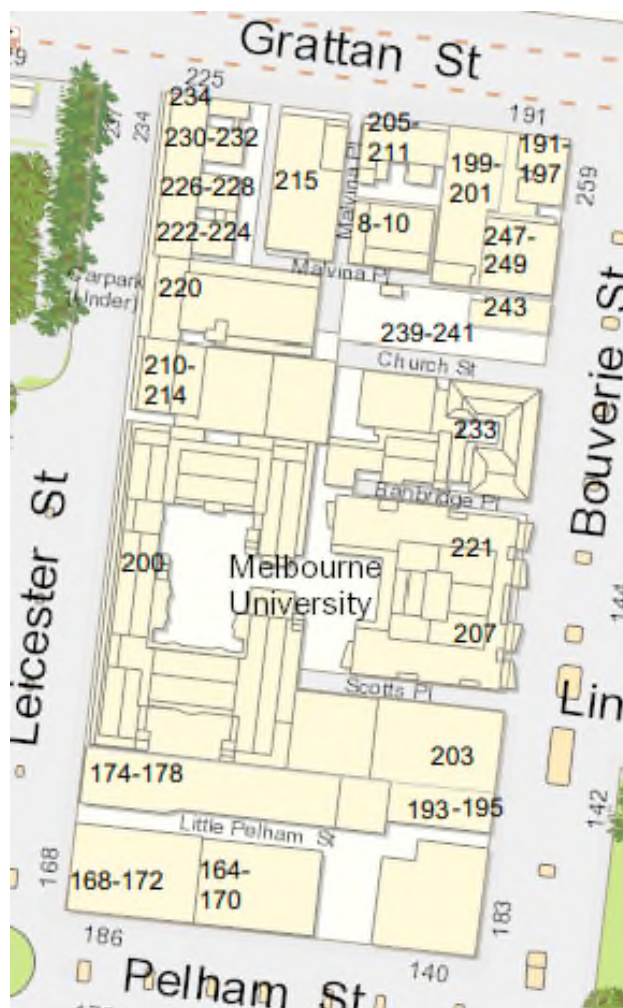
1984 Carlton Gradings as published Nov. 1987

City N HO1 Heritage Gradings as recommended by RBA Architects

Grattan St	HO No	1984	2014	City N	2016	Dec 2017
191-197	HO1	C2	C2	D2	D2	Contrib./-
205	HO1	C2	C2	C2	C2	Sig/-
207	HO1	C2	C2	C2	C2	Sig/-
209	HO1	C2	C2	C2	C2	Sig/-
211	HO1	C2	C2	C2	C2	Sig/-
213	HO1	D2	D2	D2	D2	Sig/-
215	HO1	-	-	C2	C2	Sig/-
Leicester St						
168-172	HO11 21	-	-	D2	D2	Contrib./-
174-178	HO11 21	-	-	C2	C2	Contrib./- Incorrect
210	HO1	C2	C2	C2	C2	Sig/-
212	HO1	C2	C2	C2	C2	Sig/-
214	HO1	C2	C2	C2	C2	Sig/-
216	HO1	E2	D2	?	D2	Demolished
222	HO1	C2	C2	C2	C2	Sig/-
224	HO1	C2	C2	C2	C2	Sig/-
226	HO1	C2	C2	C2	C2	Sig/-
228	HO1	C2	C2	C2	C2	Sig/-
230	HO1	C2	C2	C2	C2	Sig/-
232	HO1	C2	C2	C2	C2	Sig/-
234	HO1	C2	C2	C2	C2	Sig/-
Pelham St						
156-162	HO11 21	-	-	D2	D2	Contrib./-
168-170	HO11 21	-	-	-	D2	Contrib./-
Bouverie St						
183	HO11 21	-	-	-	D2	Contrib./-
193-195	HO11 21	-	-	C2	C2	Sig/-
233-235	HO11 30	-	-	C3	C3	Sig/-

## KEY CONCLUSION FROM TRACKED GRADINGS

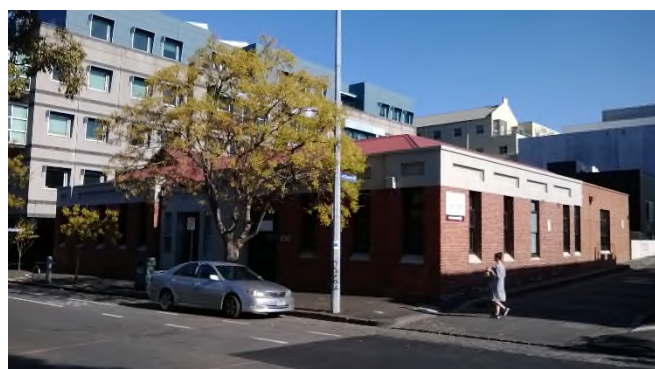
Most buildings graded in 1984 received IDENTICAL Gradings thirty years later [City Nth Heritage Review]. Also, these buildings have ALL been graded SIGNIFICANT.



168-178 Leicester Street [Query grading of 174-178]



210-214 Leicester Street [216 demolished]



233 Bouverie Street [not 197-235 Bouverie Street]

**Heritage Review – 2016 and 2017 Inventory Changes [Includes 1985 Heritage Place Grades]**

Fitzgibbon and Morrah Streets, Royal Parade and Story Street Parkville [Comparison Block]



Street Name	HO No	1985	2016	2017
Fitzgibbon				
14	HO4	C1	C1	Contrib./Sig
16	HO4	D1	D1	Contrib./Sig
18	HO4	C1	C1	Contrib./Sig
22	HO4	C1	C1	Contrib./Sig
26	HO4	C1	C1	Contrib./Sig
28	HO4	C1	C1	Contrib./Sig
Morrah				
15	HO4	C1	C1	Contrib./Sig
17	HO4	C1	C1	Contrib./Sig
19	HO4	D1	D1	Contrib./Sig
21	HO4	C1	C1	Contrib./Sig
Royal Pde				
1	HO4	C1	C1	Contrib./Sig
3	HO4	C1	C1	Contrib./Sig
5	HO4	C1	C1	Contrib./Sig
7-13	HO4	C1	C1	Contrib./Sig
15	HO4	D1	C1	Contrib./Sig
17	HO4	C1	C1	Contrib./Sig
19	HO4	C1	C1	Contrib./Sig
21	HO4	A1	A1	Contrib./Sig
23	HO4	A1	A1	Contrib./Sig
25	HO4	C1	C1	Contrib./Sig
27	HO4	C1	C1	Contrib./Sig
29-31	HO4	C1	C1	Contrib./Sig
33	HO4	B1	A1	Sig/Sig
Story				
1	HO4	D1	D1	Contrib./Sig
5	HO4	A1	A1	Sig/Sig

**Comments**

For decades, South Parkville has been recognised as one of the most significant and intact Nineteenth Century Heritage Precincts in Melbourne; indeed ALL the Streetscapes of South Parkville are proposed to be graded "Significant".

In contrast with City North Heritage translations, NOT ONE "C" Graded Heritage Place in HO4 has been given a SIGNIFICANT Grading. Even two "A" Graded Heritage Places [in this block] have been downgraded to Contributory. There are several other errors and inconsistencies with the Parkville "translation project". This is not a credible outcome.

EO 11 January 2017



21 Royal Parade, Parkville