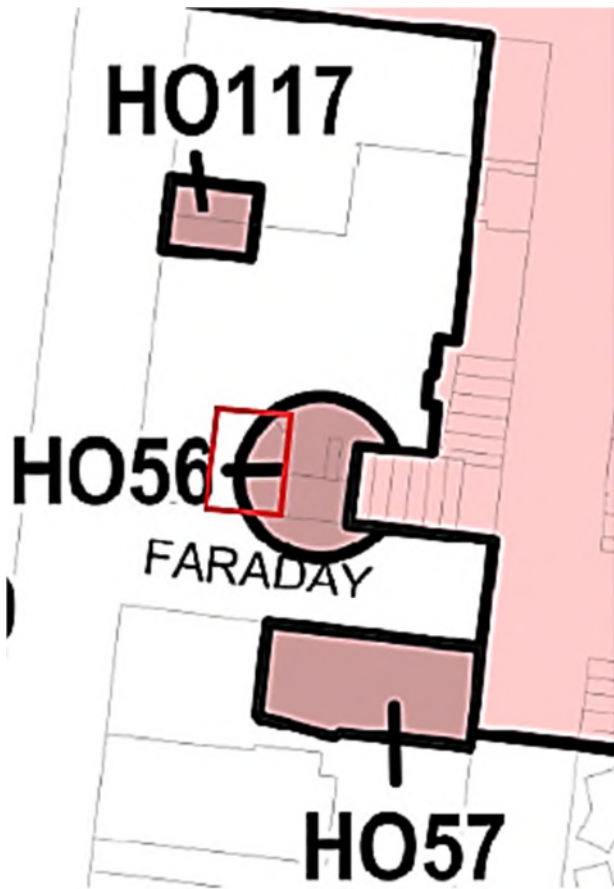


**Exhibit 12 - Heritage Policies cannot influence design outcomes outside Heritage Overlays**  
**A Carlton Example**



College Square on Swanston Street – from Faraday Street

### Exhibit 13 - Partial Concealment of Higher Rear Additions to Heritage Places

Examples of higher rear additions that have been treated differently in the draft new Heritage Places Inventory



38 Dorrit Street Carlton [adjacent to the single storey terrace]

This Heritage Place was graded “C” [in a level 1 Streetscape] in the June 2016 Heritage Places Inventory, but downgraded to Non-contributory in the draft 2017 Inventory. According to the Lovell Chen assessment, this Place has been “significantly altered.”



245-249 Cardigan St [Albion House]

This row was graded “C” [in a level 3 streetscape] in the June 2016 Heritage Places Inventory, and graded “Significant” in the draft 2017 Inventory

The following extract from the Association’s May 2017 Submission is relevant

- i) Those provisions of the proposed Local Policy which address the concealment of higher rear parts of new buildings [and additions to Heritage Places] require elaboration. For example, this guidance must address the extent of any partial concealment that will be acceptable.
- ii) **The Council must also clarify the vantage point that is to be adopted when the matter of the concealment of higher rear parts is being considered.** Should this vantage point be located at the far side of the street and directly in front of the principal façade of the new building, or elsewhere in the immediate environment? Failure to specify this vantage point will result in unnecessary argument in any review proceeding.



600 Swanston Street -The Former Canada Hotel on Corner of Swanston and Pelham Streets.



205-223 Pelham Street - The Former Reece Plumbing Building



### Former Canada Hotel

Graded "C" in the June 2016 Heritage Places Inventory. This Heritage Place is not graded in the 2017 Inventory; and, since it is not located within a Heritage Overlay, it has no protection.

The CRA submits that more of the three dimensional form of the former Canada Hotel has been retained than has been achieved for the former Reece Plumbing Building illustrated below.

**Yet, it is only the former Reece Plumbing Building that retains any heritage protection under the Melbourne Planning Scheme.**

### The Former Reece Plumbing Building

HO1133. This Heritage Place is mapped, but, there is NO Schedule entry for HO1133.

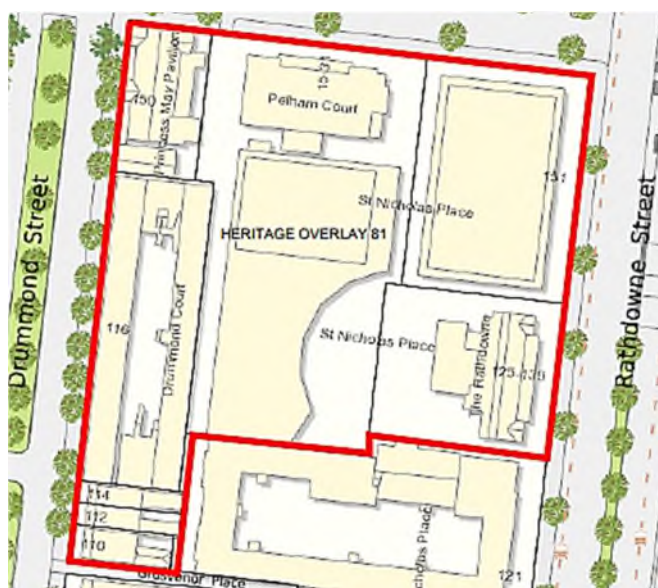
This Heritage Place was graded "C" in the June 2016 Heritage Places Inventory and "Significant" in the draft 2017 Inventory

**Exhibit 14 - Heritage Overlay Precincts and Places** – When should a group of heritage buildings constitute a precinct?

Site of Former Children's Hospital – Princess May Building



Former Administration Block – 15-31 Pelham Street



Extract from City of Melbourne Map with HO81 marked

**Extract from Association's Submission May 2017**

**The Council must review all those Heritage Overlays that include a group of buildings; there is currently no consistency in the way the Heritage Precinct Overlays are defined.** When for example does a collection of heritage places constitute a Precinct wide Overlay and when not? **The Rathdowne, Pelham and Drummond Street site of the former Children's Hospital [from 1876] includes several significant heritage places within the one heritage Overlay, but it is not considered to be a Precinct Overlay, and it has no Precinct Statement of Significance.**

**Extracts from 1984 Carlton Conservation Study**

The Children's Hospital occupation of the Carlton site commenced in 1875 with the purchase of Sir Redmond Barry's house for use as a hospital. By 1899 a new outpatient department (now demolished) and a kitchen block had been built. A new medical block for in-patients, the Princess May Pavilion (1901-03) and a new Nurses' Home on the Rathdowne Street frontage opened in 1907. From 1911 to shortly before the outbreak of war a new administration block in Pelham Street, and the Edward Wilson Surgical [Facility].

**Statement of Significance**

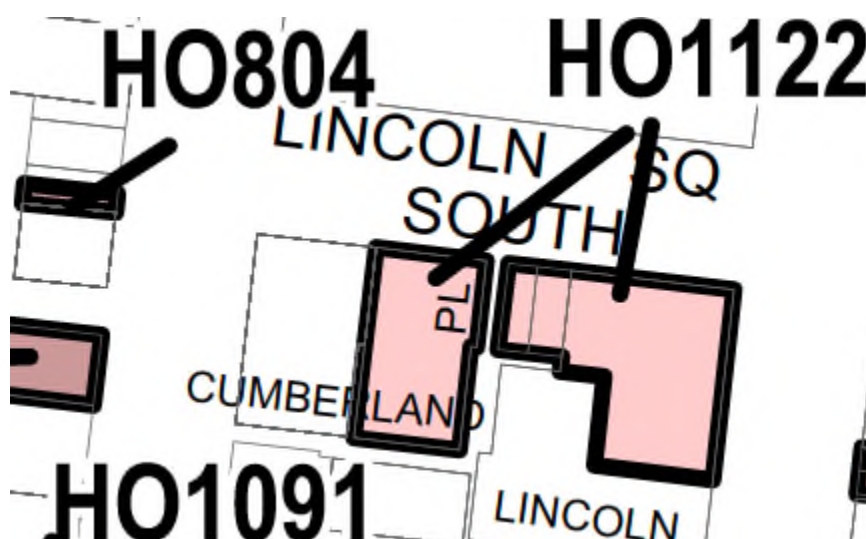
This is a significant complex of late nineteenth/early twentieth century hospital buildings, of considerable architectural merit and forming a crucial streetscape around three sides of an important Carlton block. Their proximity to the Sacred Heart church and former Residence at 101 Rathdowne Street adds to this streetscape significance.



## The Lincoln Square South Precinct – Heritage Overlay 1122



From right to left: 23-31, 19, 15-17, 11-13 Lincoln Square South and 631-645 Swanston St



Extract from MPS Heritage Overlay Map showing HO1122

### Extracts City North Heritage Review 2013 – Statements of Significance [Revised June 2015]

#### What is Significant?

The land and the six factory/warehouse buildings located at Lincoln Square South and the adjacent part of Swanston Street, four with an address to the former (nos 11-31), and the two with an address to the latter (nos 631-645). Elements of note are the original external treatments such as face red brick combined with areas of cement render and metal-framed, multi-paned windows.

#### Why is it Significant?

The Lincoln Square South 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 19<sup>th</sup> century cottages and terrace houses with some industrial sites, to larger scale factories and warehouses. (AHC Criteria A4)

The Lincoln Square South precinct is of aesthetic significance as a largely intact group of Interwar and Post-war period buildings, four of which were designed by reputable architects. Although the buildings to Swanston Street have undergone some change, they form a cohesive group by the common approach to facade articulation (regular vertical divisions and red brick, generally contrasting with some areas of render, and nearly all with original format multi-paned windows) and are evocative of this key development phase in the area. In this precinct, the former Allan & Co. piano store (23-31 Lincoln Square South) is a landmark building in the Stripped Classical style. The other buildings are good examples of the Moderne/Functionalist style/s, (especially nos 11-13 and 15-17 Lincoln Square South)



## Exhibit 15 - Heritage Places included on the VHR

### Carlton v Parkville Case Studies

The Sacred Heart Church Precinct – Corner of Rathdowne and Pelham Streets Carlton HO107 and VHR Ref No H16



199 Rathdowne Street, Carlton Sacred Heart Presbytery



### Observations

While the VHR Register includes a detailed map and textual description of the Extent of Registration for this Place, both the June 2016 and draft 2017 Heritage Places Inventory also record Gradings for some of the Heritage Places in this Precinct

Both Inventories include Significant/"A" Heritage Place Gradings for the 2-40 Pelham Street Address [2016 Inventory – St Georges Old School]

The 2016 Inventory also includes the Church ["A"] and Precinct ["C"]

Gradings under the 199 Rathdowne Street Address, while,

The draft 2017 Inventory also includes a Significant Grading for 154-184 Drummond Street

### The Sacred Heart Church Precinct

#### Extract from VHR Register

##### Why is it significant?

The Church of the Sacred Heart, although never completed, is of architectural significance as one of the first and finest full blown red brick Baroque church designs in Victoria, and the second classically styled Catholic church built in Victoria. The interior is of aesthetic significance for exhibiting a richness of decoration particularly the paintings by A F D Cavallaro, executed on canvas and then fixed to the elliptical barrel vaulted ceiling. The encaustic tiled floor by the Australian Tessellated Tile Company, stained glass by Hardman of Birmingham, and Brooks Robinson of Melbourne, Stations of the Cross by J Hennessey, and altar decorated by Ferguson, Urie and Lyon are also important elements. The Presbytery is a fine, relatively intact and representative example of a presbytery building of the late nineteenth century, designed by prominent and distinguished architects Reed and Barnes.

The former St Georges Church and School is of historical significance as an early example of a building intended to take advantage of government funding for denominational schools. It is also of historical importance as a reflection of the expansion of Melbourne at the time and of the efforts of the Catholic church in the early 1850s to provide for Catholics outside the city area.

Our Lady's Grotto is of social significance for its association with Melbourne's Italian community. Its construction was undertaken as an act of solidarity of Melbourne's Italian community at a very difficult time during the Second World War.

Ormond College – University of Melbourne, 49 College Crescent  
Parkville, HO323, VHR Ref H0728



Allen House, Ormond College



Wyselaskie Hall & MacLean House [Google Maps 2018]

#### Observations

While the June 2016 Heritage Places Inventory for Ormond College included specific reference to Maclean House and Allen House [which were both graded "A"], these Heritage Places have been omitted from the draft 2017 Heritage Places Inventory.

While the VHR Statement of Significant includes all the buildings constructed up until 1969 [as listed in text box], there is no consistency as to whether VHR Registered Places should ALSO be recorded in the Inventory.

Also, since some of the College buildings constructed since 1969 may now be regarded as locally or regionally significant, a separate identification of all Heritage Places in the Heritage Places Inventory would seem highly desirable.

#### Ormond College

**1879-81** Reed & Barnes (north-west wing)

**1885-87, 1888-89** Reed, Henderson & Smart (south-west wing, Wyselaskie Hall and residences, north-east wing)

**1892-93** Reed, Smart & Tappin (dining hall, Allen House)

**1922** H. H. Kemp (south-east wing, cloisters)

**1929** Haddon & Henderson (MacLean House)

**1958** Grounds Romberg & Boyd (Master's House)

**1961-63** Romberg & Boyd (Picken Court)

**1965** Romberg & Boyd (MacFarland Library)

**1967-69** Romberg & Boyd (McCaughey Court)

[Extracted from Goad, Philip & Tibbits, George (2003)]

#### Why is it significant?

Ormond College is architecturally significant as a collection of collegiate buildings of exceptional quality designed by the most eminent Victorian architects of the nineteenth and twentieth centuries. Reed and Barnes, Reed Smart and Tappin, Frederick Romberg, Roy Grounds and Robin Boyd all contributed designs. The tower forms a notable landmark from both the University of Melbourne and the Melbourne Cemetery and dominates the row of colleges enclosing the university along Royal Parade, College Crescent and Swanston Street.

Ormond College is socially significant for its association with major figures in Victoria's social, cultural and educational history. It continues as an important educational and religious institution associated with the University of Melbourne and the Uniting Church.

[Extracted from VHR H0728]



# Exhibit 16 - Heritage Overlay Schedule Errors [Extract] Melbourne Planning Scheme s.43.01s Heritage Overlay Schedule and Map Errors [Carlton]

## Summary

- There are 10 Heritage Overlays that should be included in the Melbourne [not Carlton] section.
- There are 5 Heritage Overlays that should be omitted; Heritage Places have been demolished.
- There are 3 Heritage Overlays with inaccurate or inadequate street number information.
- There is 1 Heritage Overlay that is recorded on the Heritage Overlay map, but not the Schedule.
- There is 1 Heritage Overlay that is recorded twice in the Schedule [on 2 separate pages].
- There is 1 former Heritage Overlay included that should be omitted.
- There are 9 Heritage Overlay Mapping errors, where the extent or location of the Heritage Place is described incorrectly.

CARLTON	
HO17	Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry Street, Carlton
HO800	Pair of houses 56-58 Barry Street, Carlton
HO1126	Repco Warehouse 90-104 Berkeley Street, Carlton
HO803	Former Modern Printing Company Warehouse 21 – 25 Bouverie Street, Carlton
HO1127	Former Modern Printing Company Factory 129-135 Bouverie Street, Carlton
HO804	Former Ingram Bros Warehouse 145 – 147 Bouverie Street, Carlton
HO1130	Former Baptist Kindergarten Part 197-235 Bouverie Street, Carlton (alternate address 233-235 Bouverie Street, Carlton)
HO25	Former Carlton & United Brewery, 2- 76 Bouverie Street & Swanston Street, Carlton
HO1128	Former Pitman Books Building 158-164 Bouverie Street, Carlton

HO1129	House 166-170 Bouverie Street, Carlton
MPS Map Error HO27	51 – 65 Cardigan St, Carlton
MPS Map Error HO28	71 Cardigan St, Carlton
HO29	83-87 Cardigan St, Carlton
HO30	101-111 Cardigan St, Carlton
HO32	199-201 Cardigan St, Carlton
MPS Map Error HO34	245-257 Cardigan St, Carlton
MPS Map Error HO35	18-22 Cardigan St, Carlton
HO36	50-56 Cardigan St, Carlton
HO799	Melbourne General Cemetery, College Crescent, Carlton North
HO39	Drummond Terrace, 93-105 Drummond St, Carlton
HO40	Lothian Buildings, 175-179 Drummond St, Carlton
HO41	Shops and residences, 313-315 Drummond St, Carlton
HO43	Carlton Court House, 345-349 Drummond St, Carlton
HO37	Rosaville, 46 Drummond St, Carlton
HO38	Medley Hall, 48 Drummond St, Carlton
HO45	Police Station, 334-344 Drummond St, Carlton
NOT CARLTON HO46	518 Elizabeth St, <del>Carlton</del> Melbourne
NOT CARLTON HO49	556 Elizabeth St, <del>Carlton</del> Melbourne
NOT CARLTON HO50	576 Elizabeth St, <del>Carlton</del> Melbourne
NOT CARLTON HO51	580 Elizabeth St, <del>Carlton</del> Melbourne
NOT CARLTON HO52	614-618 Elizabeth St, <del>Carlton</del> Melb.
NOT CARLTON HO44	656-668 Elizabeth St, <del>Carlton</del> Melb.
NOT CARLTON HO54	708 Elizabeth St, <del>Carlton</del> Melb.
HO924	Underground Public Toilets, Faraday Street, Carlton
HO925	La Mama Theatre Building, 205-207 Faraday St, Carlton
MPS Map Error HO56	272-278 Faraday St, Carlton
HO57	Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton

## Notes

The Heritage Overlay Schedule extracts [above] were downloaded from the Melbourne PS online <http://planningschemes.dpcd.vic.gov.au/schemes/melbourne> on the 18<sup>th</sup> May 2017. The map errors were detected on the Heritage Overlay maps that were downloaded on the 30<sup>th</sup> April 2017.

The errors noted in the Schedule and Maps include those detected while evaluating the City of Melbourne Heritage Review files [Exhibition Documents]. The CRA has undertaken a limited audit only; there may well be other errors in addition to those recorded above.

EO 18 July 2017