

Exhibit 6 - City of Melbourne Heritage Review - the Translation "Principles"

The Council's Position in July 2014

Extract from: REVIEW OF LOCAL HERITAGE POLICIES IN THE MPS July 2014 [p 12]

The A-D gradings and 1-3 streetscape levels need to be translated into these new definitions of heritage significance. This will include reconciling the different definitions of gradings in some earlier studies. Generally the principles of the translation would be as follows:

City Of Melbourne Grades	Practice Note 01 levels of significance
A	State Significance
B	Individually Significant
C Possibly some D	Individually Significant
D Possibly some C	Contributory
Ungraded	Non-contributory

The Lovell Chen's Position in December 2015

Extract from: MPS Am C258 HERITAGE POLICIES REVIEW ATT3 Gradings Review Methodology Report Dec 2015 pp 5 & 6

Table 2 Recommended approach to gradings review

Precinct	A grade	B grade	C grade	D grade
East Melbourne and Jolimont	Significant	Significant	Review (240)	Contributory
South Yarra	Significant	Significant	Review (204)	Contributory
Parkville	Significant	Significant	Contributory	Contributory
Kensington	N/A	Significant	Review (46)	Review (598)
North and West Melbourne	Significant	Significant	Review (423)	Review (1226)
Carlton	Significant	Significant	Review (1200)	Contrib. to Review (193)

The table reflects the following:

- The direct transfer to significant was recommended for all A and B properties, in all precincts (there are no A grade properties in Kensington).
- In Parkville, the direct transfer was straightforward for all alphabetical gradings, i.e. A and B to significant, C and D to contributory.
- C grade properties required review in all precincts except Parkville.
- D grade properties required review in Kensington and North and West Melbourne, although as noted, Carlton was also added to this list.

Exhibit 7 - Examples of "D" Graded Heritage Places that were included in the new Contributory Grade, but were NOT included in the Contributory Group in the current Local Heritage Policy



Image 1: 106-110 Cardigan St Carlton



Image 2: 120-122 Cardigan St Carlton



Image 3: 187-191 Palmerston St Carlton

Images 1, 2 and 3

- "D" Grade Heritage Places in Level 3 Streetscape [June 2016 Heritage Places Inventory]
- Contributory Grade in draft 2017 Inventory

Key Conclusion

In the Association's 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, as indicated in the examples illustrated on this page.

Exhibit 8 - Examples of "C" Graded Heritage Places that were included in the Contributory Group in the current Local Heritage Policy, but that would never be graded "Contributory" in the draft 2017 Inventory



Image 1: 233-235 Bouverie St [HO1130_Formal Baptist Kindergarten]



Image 2: 199-201 Cardigan St Carlton [HO32]



Image 3: 148-152 Leicester St Carlton [HO62_Pattison Terrace]

Images 1, 2 and 3

- "C" Grade Heritage Places in the June 2016 Heritage Places Inventory
- Graded "Significant" in the draft 2017 Heritage Places Inventory.

Key Conclusion

In the Association's 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 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. The Heritage Places illustrated on this page support this contention.

Exhibit 9 - Translation Principles, Carlton [City North] v South Parkville

Grattan, Leicester, Pelham and Bouverie Street Block

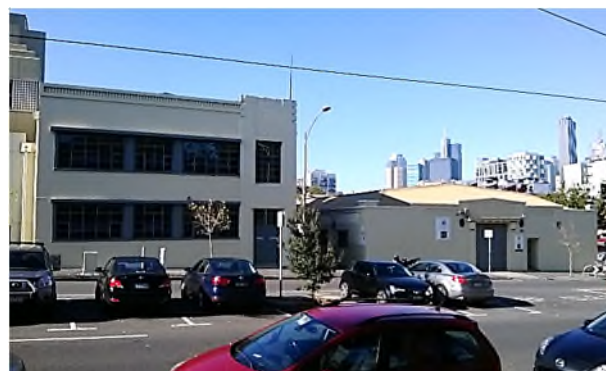
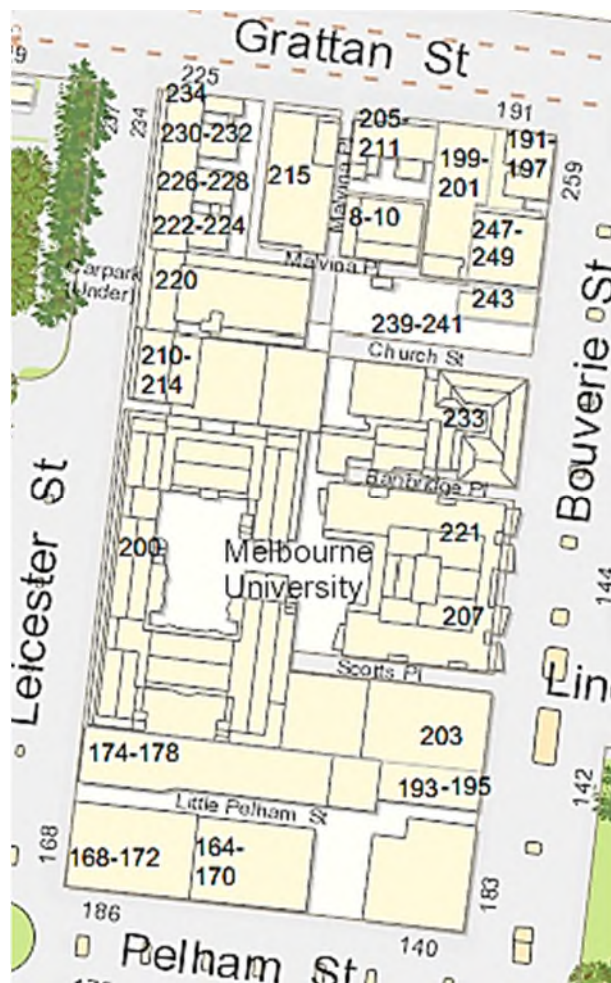
1984 Carlton Gradings as published Nov. 1987

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	HO1121	-	-	D2	D2	Contrib./-
174-178	HO1121	-	-	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	HO1121	-	-	D2	D2	Contrib./-
168-170	HO1121	-	-	-	D2	Contrib./-
Bouverie St						
183	HO1121	-	-	-	D2	Contrib./-
193-195	HO1121	-	-	C2	C2	Sig/-
233-235	HO1130	-	-	C3	C3	Sig/-

KEY CONCLUSION FROM TRACKED GRADINGS

Most buildings graded "C" in 1984 received IDENTICAL Gradings thirty years later [City Nth Heritage Review]. Also, these buildings have ALL been graded SIGNIFICANT in the draft 2017 Heritage Places Inventory.



168-178 Leicester Street [Query grading of 174-178; it is NOT consistent with Heritage North translation principles]

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



21 Royal Parade, Parkville

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.

Exhibit 10 - Assessment Criteria Used in the West Melbourne Heritage Review – Graeme Butler & Associates, 2015

West Melbourne Heritage Review

Appendix 6: Assessment criteria used in this report

Planning and Environment Act - heritage values and thresholds

Section 4(1)(d) of the *Planning and Environment Act 1987* lists the following heritage values for use in heritage assessment within a Planning Scheme:

- Scientific;
- Aesthetic;
- Architectural; or
- Historical interest; or
- other special value (includes social or spiritual interest).

The thresholds applied in any assessment of significance are:

- State Significance; and
- Local Significance.

Local Significance includes those places that are important to a particular community or locality.

City of Melbourne gradings

Buildings graded A, B, or C under the City of Melbourne definitions are proposed as locally significant with at least one of the above values being assessed as significant within the local context. Buildings graded A are significant at State level, with B graded places have potential, but not confirmed, State significance.

Assessment criteria used in this Review

This Review uses the above heritage values, as assessed under the *Victorian Planning Provisions (VPP) Practice Note, Applying the Heritage Overlay (2012)* which cites the following criteria as briefly described below:

A place may have:

A importance to the course or pattern of our cultural or natural history (historical significance);

B uncommon rare or endangered aspects of our cultural or natural history (rarity);

C potential to yield information that will contribute to an understanding of our cultural or natural history (research potential);

D importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness);

E importance in exhibiting particular aesthetic characteristics (aesthetic significance);

F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance);

G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance); and/or

H Special association with the life or works of a person, or group of persons, of importance in our history (historical association).

Burra Charter

In addition to the Register of the National Estate criteria, the ICOMOS *Burra Charter* sets out broad heritage assessment considerations. The *Burra Charter* 1999 (1.2) defines *Cultural significance* as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is defined as embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

Sample West Melbourne Grading Translation [may16-fmc2-agenda-6-2-part-1]

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Page 20 of 2577			Proposed Streetscape Level (1-3)	Existing Streetscape Level (1-3)	Proposed Heritage Overlay	Proposed Contributory to precinct?	Significant	Recommendations
				Proposed Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Proposed Streetscape Level (1-3)						
	Abbotsford Street	117	*	*	*	HO 3	No	No	No	No	No	None.
Judy Lazarus Transition Centre	Adderley Street	50	*	*	*	No	No	No	No	No	No	None.
	Adderley Street	60 -80	*	*	*	No	No	No	No	No	No	None.
	Adderley Street	111 -133	*	*	*	No	No	No	No	No	No	None.
	Adderley Street	132 -134	*	*	*	No	No	No	No	No	No	None.
Corrie or Jones house	Adderley Street	136	D	C	3	No	Yes	No	No	No	Yes	Revise Heritage Places Inventory July 2015. Proposed Heritage Overlay as: Corrie or Jones house, 136 Adderley Street, West Melbourne.
	Adderley Street	137 -157	*	*	*	No	No	No	No	No	No	None.
	Adderley Street	138	D	*	3	No	No	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	140	D	*	3	No	No	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	142	D	D	3	No	No	No	No	No	No	None.
	Adderley Street	144	*	*	*	No	No	No	No	No	No	None.
	Adderley Street	148	*	*	*	No	No	No	No	No	No	None.
	Adderley Street	158	*	*	*	No	No	No	No	No	No	None.
	Adderley Street	160	*	*	*	No	No	No	No	No	No	None.
Michael Moran's row houses	Adderley Street	162 -164	C	C	3	HO459	No	No	No	No	Yes	None.
	Adderley Street	163	*	*	*	HO 3	No	No	No	No	No	None.
	Adderley Street	168 -176	*	*	*	No	No	No	No	No	No	None.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	169 -171	C	C	3	HO 3	No	No	No	No	Yes	Revise Heritage Places Inventory July 2015.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	173 -175	C	C	3	HO 3	No	No	No	No	Yes	Revise Heritage Places Inventory July 2015.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	177	C	C	3	HO 3	No	No	No	No	Yes	Revise Heritage Places Inventory July 2015.
Clarke's grocer shop and residence	Adderley Street	179 -183	C,D	C	3	HO 3	No	No	No	No	Yes	Revise Heritage Places Inventory July 2015 grading and numbering: replaces 179, 181 Adderley Street.
	Adderley Street	187 -189	*	*	*	HO 3	No	No	No	No	No	None.

Exhibit 11 - Translation Principles, the Stonnington Planning Scheme Precedent

22.04 HERITAGE POLICY

25/01/2018
C132

This policy applies to all land within a Heritage Overlay.

22.04-1 Policy basis

25/01/2018
C132

This policy applies Clause 15.03 (Heritage) of the State Planning Policy Framework to local circumstances and provides strategic direction to identify, conserve, and manage heritage places in the City. It implements provisions of the Municipal Strategic Statement which recognise the importance of protecting places of local cultural heritage significance within the City including Clause 21.03-2 (Strategic vision) and Clause 21.06-10 (Heritage).

22.04-2 Definitions

25/01/2018
C132

For the purposes of this policy the following meanings apply:

- *'Heritage place'* means a site, area, land, building, group of buildings in a precinct, a structure, archaeological site, tree, garden or other elements of the built environment with natural or cultural heritage significance.
- *'Primary building volume'* means the building fabric including the principal façade, roof form and chimneys. For residential buildings, this generally equates to the front two rooms in depth, of the original building.
- *'Principal facade'* means the front elevation facing the main road.
- *'Significant building fabric'* means building fabric (including materials, roof, walls, windows, external joinery and chimneys) with heritage significance identified in the statement of significance or heritage assessment.

The heritage citation prepared for each place applies a building grade which corresponds with the following levels of significance:

- *'Significant places'* means places of either state or local significance including individually listed places graded A1, A2 or B. [See text box, 'B' equivalent to 'C' in MCC]
- *'Contributory places'* means buildings and other places in a heritage precinct graded C which are contributory to the built form attributes and significance of a heritage precinct.
- *'Ungraded places'* means buildings and other places which do not contribute to the significance of a heritage precinct.

The areas referred to in this policy have the following meanings:

- *'All areas'* means all commercial and residential areas.
- *'Residential areas'* means all areas included in residential zones.
- *'Commercial areas'* means all areas included in commercial and mixed use zones.

22.04-3 Objectives

25/01/2018
C132

- To retain all significant and contributory heritage places.
- To conserve and re-use significant and contributory heritage places.
- To ensure that new development respects the significance of heritage places.
- To maintain views of and vistas to significant heritage places.

According to Lovell
Chen [October 2015]
Methodology Report,

City of Melbourne
Heritage Gradings

Review:

Buildings graded A1,
A2, B and C in this
Policy are the
equivalent of A, B, C
and D/E graded
buildings adopted by
the City of Melbourne
and a number of other
councils.

Note: this Policy was
approved on 25
January 2018