

**Report to the Future Melbourne (Planning) Committee**

Agenda item 6.1

**Planning Scheme Amendment C198 City North Heritage Review**

11 February 2014

**Presenter:** David Mayes, Manager Strategic Planning

**Purpose and background**

1. The purpose of this report is to present the outcomes of the public exhibition of Melbourne Planning Scheme Amendment C198 City North Heritage (the Amendment) and to recommend that the Committee request the Minister for Planning appoint a panel to consider the Amendment and submissions.
2. On 5 March 2013 the Future Melbourne Committee resolved to seek authorisation from the Minister for Planning under the *Planning and Environment Act 1987* (the Act), to prepare and exhibit the Amendment.
3. Amendment C198 was exhibited from 26 September to 7 November 2013 (refer Attachment 1) and 28 submissions were received. Of these, 19 were opposed to the proposed changes and nine suggested changes or were partially supportive. Management's assessment of each submission is in Attachment 2. A map of properties subject to submissions is at Attachment 3.

**Key issues**

4. Some submitters were concerned that the proposed Heritage Overlay (HO) would limit future redevelopment or disputed that their property had heritage significance. Four other submitters were concerned with the changes to the Statement of Significance and extent of HO7 Queen Victoria Market Precinct and three submitters highlighted properties they believed to be significant that had not been included in the Amendment.
5. The City of Melbourne's heritage consultant has reviewed all submissions and in response, management recommends the changes to the Amendment listed in Attachment 2 and summarised in Attachment 4. Particular changes to note are that:
  - 5.1. As both the Melford Motors at 611 Elizabeth Street, Melbourne and the Carlton Tram Substation at 214-222 Queensberry Street, Carlton are on the Victorian Heritage Register, the heritage gradings for these properties should be changed from C to A.
  - 5.2. Further research showed that 65-67 Peel Street should be changed from a D to a C grading and that the rear of 126-130 Franklin Street should be changed from being ungraded to a C grade. Both of these properties were already included in a heritage overlay.
6. Management recommends that the Amendment, with the proposed revisions, be referred to an Independent Panel for review. The documents with highlighted revisions are available on the City of Melbourne's [Planning Scheme Amendment C198 City North Heritage Review](#) webpage. Property owners affected by these changes, will be informed of the changes and will have the opportunity to comment and be part of the Amendment process through the panel hearings.

**Recommendation from management**

7. That the Future Melbourne Committee:
  - 7.1. notes management's assessment of the submissions
  - 7.2. requests the Minister for Planning appoint a Panel to consider submissions to the Melbourne Planning Scheme Amendment C198
  - 7.3. notes that the Amendment with the proposed revisions will be presented to the Panel.

**Attachments:**

1. Supporting attachment
2. Summary of submissions and management's response
3. Map of the submissions
4. Summary of changes to Amendment documents

**Supporting Attachment**

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**Legal**

1. Division 1 and 2 and part 3 of the *Planning and Environment Act 1987* (the Act) deal with Planning Scheme Amendments, setting out provisions for the exhibition and notification of proposed planning scheme amendments and consideration of submissions. Specifically, s23(1) of the Act provides that:

After considering a submission which requests a change to the amendment, the planning authority must:

- (a) *change the amendment in the manner requested; or*
- (b) *refer the submission to a panel appointed under Part 8; or*
- (c) *abandon the amendment or part of the amendment*

The recommendation made in the report is therefore consistent with the Act.

**Finance**

2. The cost associated with the recommendation to proceed to an Independent Panel is estimated to be \$80,000 and can be met within the operating budget.

**Conflict of interest**

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

**Stakeholder consultation**

4. The Amendment was exhibited from 26 September to 7 November 2013 in accordance with the Act. Public notices were placed in the Age (27 September) Melbourne Leader (23 September), Melbourne Times Weekly (25 September) and the Government Gazette (26 September).
5. The Amendment and supporting information were available at the City of Melbourne Planning Counter (Council House 2), and on the City of Melbourne and Department of Planning and Community Development websites.
6. Notices of the Amendment were sent by direct mail to property owners of land subject to the Amendment, to the prescribed Ministers and to a range of stakeholders (authorities, industry associations and organisations and resident associations).
7. Should Committee agree to request an Independent Panel, any property owner affected by the recommended changes who has not made a submission (three land owners) will be informed of the changes and be given the opportunity to comment and be part of the Amendment process.

**Relation to Council Policy**

8. The Amendment is consistent with the City North Structure Plan 2012.

**Environmental sustainability**

9. There is no impact on environmental sustainability.

Management’s comments on each submission

*Proposed changes to C198 in response to submissions are shown in blue bold italic text in the Management Comments column below.*

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Submitter	Summary of submission	Management Comments
<p><b>1. Botex Pty Ltd</b></p>	<p><b>90-104 Berkeley Street, Carlton</b></p> <p>The submitter is opposed to the C2 grading for the site and the proposed Heritage overlay and requests that the property be removed from the amendment.</p> <p><b>Proposed HO1126</b></p> <p>The Heritage Overlay will amount to an adverse imposition upon the use of the property.</p>	<p>No evidence has been provided to undermine the conclusion that the building should be included in a Heritage Overlay.</p> <p>Inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>
<p><b>2. Phil Rounsevell</b></p>	<p><b>HO7 - Queen Victoria Market Precinct</b></p> <p>The submitter is opposed to the removal of the small, triangular car park area, currently at the southern end of HO7, west end of Franklin Street.</p> <p><b>5-23 Anthony Street, Melbourne</b></p> <p>Also recommends that Anthony Street, especially the western side, be protected by a Heritage Overlay.</p>	<p>The heritage consultant has assessed the significance of the triangular car park site and determined that there is no heritage value in this section of land in relation to the Queen Victoria Market, as it has not been integral to its functioning since the southern end of the market was constructed in 1930.</p> <p><b>The citation in the background report, vol 3, has been updated to reflect these findings.</b></p> <p><b>HO7 - Queen Victoria Market Precinct amended to reflect recommendations</b></p> <p>Consideration was given to Anthony Street, especially the west side however, although these properties have a consistent character and mostly date to the first half of the 20<sup>th</sup> century, overall the degree of change had reduced their heritage value and so a precinct was not recommended.</p> <p>Details regarding 2 properties, nos 5-7 (west side) and no. 14 (east side) are included in <i>City North Heritage Review</i> (Jan 2013) – vol. 3, Appendix F, ‘Sites not recommended for the Heritage Overlay in Melbourne’. Both were graded D2 in the study. Similarly the building at the south-east corner, no. 138 A'Beckett is graded D2.</p> <p>The other three sites on the west side are ungraded as follows:</p> <ul style="list-style-type: none"> <li>• Nos 9-11. A recent apartment block.</li> <li>• No. 15. <i>Sample House</i>, a circa 1940s factory, unremarkable and altered.</li> <li>• Nos 21-23. A mid-20<sup>th</sup> factory, whose original Modernist aesthetic has been altered to a domestic/Georgianesque character.</li> </ul>
<p><b>3. HWL Ebsworth for the Lort Smith Animal Hospital</b></p>	<p><b>24-36 Villiers Street, North Melbourne (Lort Smith Animal Hospital)</b></p> <p><b>38 Villiers Street, North Melbourne (mechanic business)</b></p>	<p><b>The citation in the background report, vol 4, has been revised to further clarify the significance of the individual sites and the precinct as a whole.</b></p> <p><b>The Statement of Significance has been amended to include more</b></p>

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	<p><b>Proposed HO1123 – Villiers Street Precinct</b></p> <p>The submitter is opposed to the C2 grading for the sites and the inclusion in the Villiers Street Heritage Precinct. The submitter has sought the advice of Bryce Raworth and it is his opinion that:</p> <ul style="list-style-type: none"> <li>• The buildings are not of particular interest and are too few in number to justify a Precinct.</li> <li>• The steel-framed multi-pane windows are hardly remarkable.</li> <li>• The buildings were left ungraded in the 1980s North and West Melbourne Conservation Study and had only a level 3 streetscape (i.e. not a level 1 or level 2).</li> <li>• Attributes typically found in a heritage precinct are missing i.e. uniform character and scale, a common pattern of development, a sense of being a broader streetscape environment through which the public can move (i.e. a precinct comprising a street or several streets).</li> <li>• It is a very minor work in architect Leighton Irwin's oeuvre.</li> <li>• Several changes have diminished the building's integrity, such as the infilling of two porthole windows and all of the first floor window shutter are missing.</li> </ul>	<p><b>detail</b></p> <p>The Interwar period was a major phase of development not previously recognised in Council's heritage studies. The proposed HO1123 (Villiers Street Precinct) protects a grouping of relatively intact examples of this period of development.</p> <p>The steel-framed multi-paned windows with hopper have been identified as a contributory element to the heritage place. It is acknowledged that steel-framed widows were standard issue for such buildings and their retention is not remarkable but they are nonetheless frequently replaced with modern, aluminium-framed windows, often single paned, and without the hopper or other openable panels.</p> <p>The precinct is typical of the Interwar period development with the mix of uses and the replacement of earlier and smaller residential buildings with larger factories and the like – which occurred across the study area and reflects a major development phase.</p> <p>The buildings are substantially intact with only minor modifications; these alterations do not diminish the heritage significance of the places. The elements which have been modified can either be restored or reversed.</p> <p>The revised grading reflects Council's current assessment, the previous studies are 20-30 years old.</p> <p>The Lort Smith Hospital might be a lesser example of Leighton Irwin's work than some of the larger hospital (-related) buildings but nonetheless is a distinctive design with an undoubted domestic scale and character appropriate to its function.</p> <p>In regards to 38 Villiers St, the fact that the rear elevation is also intact (except for the replacement of the timber doors with a roller door), and remains unpainted, has contributed to the C2 grading.</p> <p>Inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>
<p><b>4. Canjo Pty Ltd</b></p>	<p><b>73-75 Peel Street, West Melbourne</b></p> <p><b>Currently included in HO3 – North and West Melbourne Precinct</b></p> <p>The submitter objects to the proposed D3 grading for the following reasons:</p> <ul style="list-style-type: none"> <li>• The building is of no historical significance nor the calibre of any other buildings in the area that have been listed as heritage.</li> <li>• This property if of a similar structure to 81 peel street which has</li> </ul>	<p>This building was previously ungraded and is proposed to be graded D3. When the earlier North Melbourne heritage study was undertaken between 20 and 30 years ago, there was less awareness/interest in the contribution that the mid-20<sup>th</sup> century buildings made to the precinct, especially commercial buildings opposite the Queen Victoria Market. A focus of this Review has been on the contribution that the Interwar and to a lesser extent Post-war places make to the development of this part of Melbourne.</p> <p>The submitter draws attention to nearby nos 81-83 but this building is much altered and so was left ungraded.</p>

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	<p>not been included in the amendment and is two doors away.</p> <ul style="list-style-type: none"> <li>It would be an encumbrance to any future development and would reduce the property value.</li> <li>Only some of the properties on the West side of Peel Street are included in these proposed amendments, which will not create a uniform heritage appeal.</li> </ul>	<p>This site is already included in HO3 and inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>
<p><b>5. Owners Management Corporation</b></p>	<p><b>50 Franklin Street, Melbourne (Proposed HO1152)</b></p> <p>The submitter is opposed to the inclusion of 50 Franklin Street, Melbourne in the Heritage Overlay and the proposed C grading. The submitter has sought the advice of Peter Lovell and it is his opinion that :</p> <ul style="list-style-type: none"> <li>The building is designed by a competent architectural practice but as yet has not been elevated for reasons of its design or contribution to the complement of related international style buildings which survive in the CAD.</li> <li>There is no comparative analysis against which to assess the relative merits of the listing.</li> <li>The building has been significantly modified.</li> <li>The historical association with the travel and transport sector is accepted but there is nothing in the design which references that sector.</li> </ul>	<p><b>The citation in vol 3 has been expanded to include more information about the firm and a comparative analysis.</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>Although it has been acknowledged the building has been altered mostly at the base, it nonetheless has retained its integrity for the large part and remains an elegant design and indebted to the work of the great modernist, Ludwig Mies van der Rohe and the articulation relates to his Seagram Building, New York (1957). The unusual use of the gold is suggestive of glamour and evokes associations with the jet set class. At the time of construction, air travel was becoming more affordable.</p> <p>It has only been recently that there has been broader acceptance of the potential heritage values of the 1960s and 1970s skyscrapers as they reach the threshold level of about 50 years.</p>
<p><b>6. PDG</b></p>	<p><b>278-284 Queensberry Street, Melbourne (Currently included in HO100)</b></p> <p>The submitter has sought the advice of Peter Lovell.</p> <p>In relation to 278-284 Queensberry Street the submitter agrees that the 1933 extension warrants a C grade and to be included in the HO100 (this extension is located at the rear of 618-630 Elizabeth and fronts Berkeley Street).</p> <p><b>618-632 Elizabeth Street, Melbourne</b> The two buildings fronting Elizabeth Street are proposed for HO1124 – Elizabeth Street North (Boulevard) Precinct.</p> <p>In relation to the building at 618-630 Elizabeth Street, the submitter is opposed to the proposed C2 grading and inclusion in HO1124, for the following reasons:</p> <ul style="list-style-type: none"> <li>The contribution to historical or social development in the local</li> </ul>	<p><b>The citation has been expanded, mostly to include more information on the significance of the boulevard itself, and more details have been included in the schedule on individual buildings (refer vol. 3).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p><b>HO100 and HO1124 have been modified to reflect recommended changes.</b></p> <p>The Elizabeth Street North (Boulevard) Precinct is a precinct where diversity of the building stock has been recognised but the associations with the automotive trade is the link between many of the buildings.</p> <p>The building at 618-630 Elizabeth Street was constructed in stages during the 1930s. The façade was possibly designed by F(Frank?) Bell, whose name appears on the permit application and who designed the nearby former Repco warehouse at 90-104 Berkeley Street, Carlton in the same year (also part of this Amendment). Limited drawings survive for the façade work but there is a terracotta layout plan – terracotta was employed about the entry and to the large panel above as well as the spandrels between the</p>

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	<p>area is unknown</p> <ul style="list-style-type: none"> <li>• It does not make an important aesthetic contribution to the area</li> <li>• The submitter proposes that that building be graded D3 instead of C2.</li> </ul> <p>In relation to the building at 632 Elizabeth Street, the submitter is opposed to the proposed D2 grading and inclusion in HO1124, for the following reasons:</p> <ul style="list-style-type: none"> <li>• The building does not warrant a heritage grading.</li> <li>• The place is fundamentally altered and contributes nothing from a heritage perspective.</li> <li>• Reversal of alterations is not likely or potentially even possible.</li> </ul> <p><b>Proposed HO1124 – Elizabeth Street North (Boulevard) Precinct</b></p> <p>In relation to the overall precinct the following comments are made:</p> <ul style="list-style-type: none"> <li>• The case for the whole precinct is not strong, particularly for the east side of Elizabeth Street,.</li> <li>• Fabric from all periods of development is identified, with no differentiation or discernment. The depth of analysis does not link these examples to support this area as a precinct.</li> <li>• There is not comparative work with other like areas.</li> <li>• Many buildings are not good examples but simply examples of styles commonly used at the time, with many being altered beyond recognition</li> <li>• Diversity in itself does not necessarily merit recognition for heritage reasons and the precinct does not present as sufficiently coherent.</li> <li>• Many of the buildings are individually undistinguished and uninteresting and do not warrant their collection as a group.</li> <li>• A level 3 streetscape grading presents as more appropriate for the area than the proposed level 2 streetscape.</li> </ul>	<p>ground and first floor windows. The façade design is more than representative and is a fine example of the Moderne style.</p> <p>The rear parts of the buildings in this precinct in many cases make a distinct contribution to its heritage value and provide insights into its development. In the case of no. 632, the rear part clearly relates to the early Victorian phase. In addition, although the façade has been altered, it is sympathetic to the streetscape.</p>
<p><b>7. Ray Cowling</b></p>	<p><b>32-34 &amp; 38 Capel Street, West Melbourne</b></p> <p>The submitter has provided the following information and recommendations:</p> <ul style="list-style-type: none"> <li>• 32-34 Capel Street - the original twin door entries were reinstated</li> </ul>	<p>Information regarding 32-34 and 38 Capel Street has been included in App E, vol. 3.</p> <p>In regards to 65-67 Capel Street, the grading has been changed from 'D3' to 'C3' as it is a relatively early construction, c1870, as is suggested by it being</p>

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	<p>during the 1970s.</p> <ul style="list-style-type: none"> <li>38 Capel Street - the cast iron fence and verandah tiling were installed in 1992. Previously there had been a dilapidated, timber picket fence.</li> </ul> <p><b>65-67 &amp; 77-79 Peel Street, West Melbourne</b></p> <ul style="list-style-type: none"> <li>65-67 Peel Street (currently a hotel) - recommends a higher grading than D because it is likely to be an early building.</li> <li>77-79 Peel Street – recommends that it be graded, at least 'B'. Designed by Peter Crick as a demonstration house during early 1990s for inner city living.</li> </ul> <p>These properties are currently in HO3 – North and West Melbourne Precinct</p>	<p>constructed to the front boundary. As such, it is distinguished from other remaining houses in the precinct. It was probably built as a residence according to Sands &amp; McDougall's directories.</p> <p><b>In response to this submission it is proposed to modify the Heritage Places Inventory to include a C3 grading for this property and to notify the property owner who will be given the opportunity to make a submission, which will be forwarded onto the Panel.</b></p> <p><b>The Heritage Places Inventory has been amended to reflect the recommendations.</b></p> <p>In regards to 79 Peel Street, the 1990s building does not relate to a key phase of development in HO3. Although not unsympathetic, externally it is undistinguished.</p>
<p><b>8. Royal Historical Society of Victoria Inc.</b></p>	<p>The submitter welcomes the review and makes the following comments:</p> <ul style="list-style-type: none"> <li>The Victorian Market precinct and the Flagstaff Precinct are the most important for Melbourne and Victoria and extend beyond the C198 heritage review area to the south and west. There is scope for a wider look at this area.</li> <li>Recognition of several 1930-42 moderne warehouse and factory buildings is welcomed, especially the former A.G Way and Company factory and the former Dominion Can co.</li> </ul>	<p>Supportive of the amendment.</p>
<p><b>9. E &amp; T Hanna Nominees Pty Ltd</b></p>	<p><b>51-61 Leicester Street, Carlton (Proposed HO1131)</b></p> <p>The submitter is opposed to the inclusion of 51-61 Leicester Street, Carlton in the heritage overlay and the proposed C3 grading for the following reasons:</p> <ul style="list-style-type: none"> <li>It would remove their ability to maximise our sites potential and yield.</li> <li>Having to retain the building and comply with onerous setback requirements would drastically limit any future development potential. This is critical as the site is triangular and located on an island block with two long street frontages and limited depth.</li> <li>The façade has already been substantially modified.</li> </ul>	<p><b>Minor alteration made to citation to clarify its significance.</b></p> <p>It has been acknowledged that the façade has changed, however the distinctiveness of the design remains apparent and it would be possible to readily reinstate a format close to the original.</p> <p>Inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>
<p><b>10. Best Hooper Solicitors for the Melbourne Business School</b></p>	<p><b>183-195 Bouverie Street, Carlton</b></p>	<p><b>Minor alterations made to citation to clarify its significance (refer to vol. 2).</b></p>



Submitter	Summary of submission	Management Comments
	<p><b>168-172 Leicester Street, Carlton</b></p> <p><b>152-162 Pelham Street, Carlton</b></p> <p><b>(Proposed HO1121 – Little Pelham Street Precinct)</b></p> <p>The submitter is opposed to the inclusion of the Melbourne Business School in the heritage overlay and the proposed C2 &amp; D2 gradings for the following reasons:</p> <ul style="list-style-type: none"> <li>• None of the buildings have a degree of cultural significance to warrant inclusion in a heritage overlay.</li> <li>• The precinct should be removed on the grounds that there is not a sufficient level of intactness or cultural significance or interest.</li> <li>• The planning Authority has failed to have any regard to the consequences of the imposition of the proposed heritage overlay applying to land in which the Melbourne Business School has an interest.</li> </ul>	<p><b>Minor alteration made to citation to clarify its significance.</b></p> <p>This group of buildings is one of two small clusters of relatively intact Interwar light industrial buildings in this part of Carlton (along with the Lincoln Square South Precinct). This part of Carlton was radically transformed during the Interwar period and in recent years this crucial phase of development has been increasingly put under threat. This group was assessed as reaching a threshold level for local protection.</p> <p>Inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>
<p><b>11. Urbis for MIT Australia Pty Ltd</b></p>	<p><b>386-412 William Street, Melbourne (Proposed HO1161)</b></p> <p>The submitter is opposed to the inclusion of 386-412 William Street in the heritage overlay and the proposed C3 grading, for the following reasons:</p> <ul style="list-style-type: none"> <li>• The implications for future redevelopment and resale value.</li> <li>• Given the recent announcement of the Queen Victoria Market revamp, it is considered that the subject site can play a supporting role in the redevelopment of the area and make a contribution to the State Governments vision.</li> </ul> <p><b>Site does not warrant formal heritage controls</b></p> <ul style="list-style-type: none"> <li>• Preliminary advice from Bryce Raworth concludes that the site is of relatively low heritage value.</li> <li>• The building is a plain example of a 1930s-1940s inner city factory with little evidence to demonstrate the role played by the Dominion Can Company in the war effort.</li> <li>• The building is not a key exemplar of the architecture produced by architects Oakley and Parks and is of relatively low aesthetic and architectural value. There are more pristine and protected examples of their architecture further negating the need to include the subject site within the heritage overlay,</li> </ul> <p><b>Priority of CBD development and growth</b></p>	<p><b>Minor alterations made to citation to clarify its significance (refer to vol. 3).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>The main, final stage is part of a limited group of construction works allowed during the early part of WWII (presumably due to its function of manufacturing cans which were an important wartime product) when permission was typically required for building projects. The original function demonstrates the breadth of activity that occurred in Australia to support the overall war effort.</p> <p>While it is acknowledged that this building may be of lesser significance than the State listed sites by Oakley and Parkes, it is nonetheless a good example of a late Moderne style building and of local significance within the City of Melbourne. This building also has landmark qualities as a substantial building occupying a prominent corner.</p> <p>Inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>

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	<ul style="list-style-type: none"> <li>The site is within a CBD context where development opportunities should be paramount and not obstructed by heritage controls to protect buildings with low heritage significance.</li> <li>The site is located within the Capital City Zone whereby the purpose of the zone is to encourage future development and growth to provide for increased housing, support the economic functions of the city and enhance the CBD as a tourist destination, which is supported by various policies in the Melbourne Planning Scheme.</li> </ul> <p><b><i>The site's unique attributes and redevelopment potential</i></b></p> <ul style="list-style-type: none"> <li>The subject site is in a very prominent position being a corner site and in excess of 3,900 square metres and the uninhibited development of the land should take priority with no additional unnecessary planning controls.</li> <li>The heritage overlay will restrict the site's development potential and result in a lost opportunity for a large corner site able to accommodate a landmark development.</li> </ul>	
<p><b>12. John Price</b></p>	<p><b>HO7 - Queen Victoria Market Precinct</b></p> <p>The submitter is opposed to changes to the Queen Victoria Market Precinct/HO7:</p> <ul style="list-style-type: none"> <li>The exclusion of the triangle at the south-west corner (Franklin Street). No reference to it in RBA report.</li> <li>Removal of 'key attributes' section in Clause 22.04.</li> <li>Nearby laneways should be protected (in block bound by Elizabeth Street, Franklin Street and Queen Street</li> </ul> <p>Noted numbering error in Therry Street, should be 97-151 rather than 97-141.</p> <p>C198 should be reviewed in light of potential World Heritage Listing</p>	<p>The heritage consultant has assessed the significance of the triangular car park site and determined that there is no heritage value in this section of land in relation to the Queen Victoria Market, as it has not been integral to its functioning since the southern end was constructed in 1930.</p> <p><b>The citation in the background report, vol 3, has been updated to reflect these findings.</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>The exhibited "City North Heritage Review: Statements of Significance", incorporated document contains the following addresses:</p> <ul style="list-style-type: none"> <li>93-141 Therry Street, "Shops"</li> <li>143-151 Therry Street, "Munro's Corner" (but listed under 456-460 Queen Street)</li> </ul> <p>The Background Report, vol 3, has been amended accordingly.</p> <p>Further work has been done and changes recommended regarding lanes. Refer to response to submitter no. 24 below.</p>
<p><b>13. Chery McKinna</b></p>	<p><b>HO7 - Queen Victoria Market Precinct</b></p> <p>The submitter is opposed to changes to the Queen Victoria Market Precinct/HO7:</p>	<p>The heritage consultant has assessed the significance of the triangular car park site and determined that there is no heritage value in this section of land in relation to the Queen Victoria Market, as it has not been integral to its functioning since the southern end was constructed in 1930.</p>

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	<ul style="list-style-type: none"> <li>The exclusion of the triangle at the south-west corner (Franklin Street). No reference to it in RBA report.</li> <li>Removal of 'key attributes' section in Clause 22.04.</li> <li>Nearby laneways should be protected (in block bound by Elizabeth Street, Franklin Street and Queen Street</li> </ul> <p>Noted numbering error in Therry Street, should be 97-151 rather than 97-141</p>	<p><b>The citation in the background report, vol 3, has been updated to reflect these findings.</b></p> <p><b>HO7 - Queen Victoria Market Precinct amended to reflect recommendations</b></p> <p>The exhibited "City North Heritage Review: Statements of Significance", incorporated document contains the following addresses:</p> <ul style="list-style-type: none"> <li>93-141 Therry Street, "Shops"</li> <li>143-151 Therry Street, "Munro's Corner" (but listed under 456-460 Queen Street)</li> </ul> <p>The Background Report will be amended accordingly.</p> <p>Further work has been done and changes recommended regarding lanes. Refer to response to submitter no. 24 below</p>
14. Cathy Lowy	<p><b>HO7 - Queen Victoria Market Precinct</b></p> <p>The submitter is concerned about the removal of 'key attributes' section for the Queen Victoria Market Precinct/HO7 (in Clause 22.04)</p>	<p>The DTPLI Practice Note, "Applying the Heritage Overlay", dictates the format for Statements of Significance. Statements of Significance are to use the three-part format of 'What is significant?', 'How is it significant?' and 'Why is it significant?'</p> <p>The Statement of Significance for the Queen Victoria Market, which has been included in Clause 22.04, is consistent with this format.</p>
15. Miriam Faine	<p><b>HO7 - Queen Victoria Market Precinct</b></p> <p>The submitter is concerned about the removal of 'key attributes' section for the Queen Victoria Market Precinct/HO7 in Clause 22.04.</p>	<p>The DTPLI Practice Note, "Applying the Heritage Overlay", dictates the format for Statements of Significance. Statements of Significance are to use the three-part format of 'What is significant?', 'How is it significant?' and 'Why is it significant?'</p> <p>The Statement of Significance for the Queen Victoria Market, which has been included in Clause 22.04, is consistent with this format.</p>
16. Best Hooper Solicitors	<p><b>582-608 Elizabeth Street, Melbourne</b></p> <p><b>Proposed HO1124 - Elizabeth Street North (Boulevard) Precinct</b></p> <p>The submitter is opposed to the inclusion of 4 adjoining sites in Elizabeth Street North (Boulevard) Precinct grading, on the basis that the precinct is not of sufficient level of local significance. In addition, they contend that the streetscape level should be level 3 not 2.</p>	<p><b>The citation has been expanded, mostly to include more information on the significance of the boulevard itself, and more details have been included in the schedule on individual buildings (refer vol. 3).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>Whilst the buildings have varying extents of modification, they are generally reflective of the early 20th century and contribute to the heritage values of</p>

Submitter	Summary of submission	Management Comments
	<p>Currently the 4 sites are ungraded. C198 proposed the following:</p> <ul style="list-style-type: none"> <li>• Nos 582-590 - D2 (rear). Submitter recommends this site should be ungraded.</li> <li>• No. 592 - D2. Submitter recommends this site should be ungraded.</li> <li>• No. 594 - C2. Submitter recommends D3.</li> <li>• Nos 600-608 - C2. Submitter recommends this site should be ungraded.</li> </ul>	<p>the Elizabeth St North (Boulevard) Precinct.</p> <p>Nos 582-590: while the developmental history is not clear, the rear elevation retains two arched openings (which suggest an early 20 century date, but most have concrete lintels, including some smaller openings with fixed louvres). The scale and general treatment is consistent with other rear elevations in the precinct. As noted in relation to other sites, the rear elevations (those to Berkeley and O'Connell Streets) contribute considerably to the heritage character of this precinct, so a D grading to the rear only is appropriate.</p> <p>No. 592: while the detail of the development is also somewhat unclear the façade retains some detailing typical of the late Victorian period (a vermiculated panel and bracket) at the north end and a moulded cornice. The first floor windows have been altered (possibly with the 1947 changes). however, overall it retains a form evocative of the late 19<sup>th</sup>/early 20<sup>th</sup> century, and so contributes to the precinct and so a D2 grading is appropriate.</p> <p>No. 594: this is a good example of the Functionalist style, the designer of which is not identified in the planning application. The different surface treatments – varying type and colour of face brickwork has been neutralised/lost by the current paint scheme. It warrants a C grade.</p> <p>Nos 600-608: the current façade was designed by Reid &amp; Pearson in 1936, as part of major remodelling of an earlier building. It is a good example of the Moderne style that addresses its corner location. As per, no. 594, the current paint scheme obscures the different surface treatments - face brickwork to the first floor windows and render elsewhere, but are nonetheless apparent and can be readily reinstated. As such, it warrants a C grade.</p>
<p><b>17. University of Melbourne</b></p>	<p><b>197-199 Berkeley Street, Carlton Proposed HO1151</b>  <b>213-221 Berkeley Street, Carlton Proposed HO1149</b>  <b>623-645 Swanston Street, Carlton Proposed HO1122 and HO110</b>  <b>182-210 Berkeley Street, Carlton Proposed HO1120</b></p> <p>The submitter is opposed to the inclusion of 2 nearby sites in Berkeley Street, Melbourne, nos 197-199 and nos 213-221 on the basis they do not warrant a site specific overlay.</p> <p>In regards to two adjoining sites in Swanston Street (nos 623-629 and 631-645) in the proposed Lincoln Square South Precinct, they oppose their inclusion on the basis that they have undergone multiple alterations.</p> <p>The submitter is opposed to the Ramsay Surgical Precinct (nos 182-210 Berkeley Street, Carlton) as they do not demonstrate associations with or use by Ramsay Surgical, and do not exhibit a level of significance or</p>	<p><b>Minor alterations made to the relevant citations to clarify the significance of these sites (refer to vols 2 + 3).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>The properties have been assessed as being of local significance as they are good and relatively intact examples relating to the key 20<sup>th</sup> century phase of light industrial development in this area.</p> <p>197-199 Berkeley Street, Melbourne: The original face red brickwork and rendered lintels are obscured by the current over-painting and signage, which can be readily reversed. The pattern of openings remains intact though some minor alterations have occurred. Overall, it is a largely intact example from a key development phase (Interwar) in the study area</p> <p>213-221 Berkeley Street, Melbourne: Similar circumstance to nos 197-199 with the over-painting obscuring the original face brick and render areas. The pattern of openings is also intact and it is a good example of the</p>

Submitter	Summary of submission	Management Comments
	<p>common theme of such interest to warrant application.</p> <p>This area is identified in planning policy as an area of change to be developed as the Knowledge Precinct and this amendment will have a implications for achieving this.</p>	<p>Functionalist style. It also relates to the primary building type – garage or light industrial – that dominated this part of Carlton during the early to mid-20<sup>th</sup> century, as well as the car industry which was also focused in this area.</p> <p>623-645 Swanston Street :</p> <ul style="list-style-type: none"> <li>623-629 Swanston Street currently has an individual overlay, HO110. Although altered, the remaining original portion is distinctive and is associated with other sites in the Lincoln Square South Precinct that were developed by Davies Coop &amp; Co. It warrants a C2.</li> <li>631-645 Swanston Street dates from the same period of development as most of the buildings in this precinct. Although altered, as the original multi-paned windows have been removed (the pattern of openings is mostly intact though) and the face red brickwork and rendered lintels are obscured by the current over-painting (this can be readily reversed) the building retains a form and scale typical of the Interwar period. As such, it warrants a D2 grading.</li> </ul> <p>182-210 Berkeley Street, Carlton is a distinctive and largely intact group of three, Brutalist style buildings from c1970, which hitherto have had limited opportunity for heritage assessment. They are late examples of the continuing use of this part of Carlton for light industrial operations.</p>
<p><b>18.ERM for Developments</b></p> <p><b>Piccolo</b></p>	<p><b>205-217 Peel Street, North Melbourne</b></p> <p><b>Currently included in HO3 – North and West Melbourne Precinct</b></p> <p>The submitter is opposed to the proposed D grading of the currently ungraded building at 205-217 Peel Street for the following reason:</p> <ul style="list-style-type: none"> <li>Council has already consented to the demolition of this building, TP-2013-288</li> <li>The building is not reasonably intact representation of its period and does not stand within a group of similar period</li> </ul>	<p><b>As Council has recently issued a notice of decision that includes the demolition of this building, the proposed D grading will be removed from the inventory.</b></p> <p>The building will stay within the current heritage overlay.</p>
<p><b>19. Fulcrum for Kilbane Pty Ltd</b></p>	<p><b>221 Pelham Street, Carlton (Proposed HO1133)</b></p> <p>Since July there have been discussion with Council to demolish the existing building and redevelop a multi storey residential development – the application will be lodged shortly</p> <p>The submitter is opposed to the inclusion of 221 Pelham Street, Carlton in the Heritage Overlay for the following reasons:</p> <ul style="list-style-type: none"> <li>It presents as a non-descript building within a varied</li> </ul>	<p><b>Minor alterations made to citation to clarify its significance (refer to vol. 2).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>This building addresses the corner location in an interesting way with the unusually broad gable ends being designed to suit the circumstances of the particular site configuration.</p> <p>The current over-painting of the original finishes – face brick and rendered</p>

Submitter	Summary of submission	Management Comments
	<p>streetscape, the entire façade has been painted and the majority of the first floor windows fitted with aluminium frames.</p> <ul style="list-style-type: none"> <li>The decorative entrance canopy is subject of a Building Order. The corbel was removed in October 2013 and more unstable material was found</li> </ul>	<p>lintels – partly obscures the original design but this can be readily reversed. Although the first floor windows have been mostly altered, a part or fully multi-paned format was adopted so that the change is not wholly unsympathetic.</p> <p>Overall, the site warrants a C grade as a largely intact, light industrial site from the key Interwar development phase in the area.</p> <p>The issue of the building order and development proposal is separate to the concern to assess its heritage value.</p>
<p><b>20. Bob Jane T-Mart</b></p>	<p><b>683-699 Elizabeth Street, Melbourne</b></p> <p><b>Proposed HO1124 - Elizabeth Street North (Boulevard) Precinct</b></p> <p>The submitter is opposed to the inclusion of 683-699 Elizabeth Street, Melbourne in the proposed Elizabeth Street North (Boulevard) Precinct on the basis that:</p> <ul style="list-style-type: none"> <li>It is ungraded in the proposed schedule.</li> </ul> <p>The disconnect between Amendments C196 and C198. The former encourages higher density development and the proposed controls related to HO1124 (C198) are antithetic to those of C196.</p>	<p><b>The citation has been expanded, mostly to include more information on the significance of the boulevard itself and its extent, and more details have been included in the schedule on individual buildings (refer vol. 3).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>Although typically an ungraded property at the edge of a precinct would be included, the boundaries of this precinct relate to the extent of the boulevard treatment to the central carriageway and all the land generally between Victoria Street and the Haymarket roundabout.</p> <p>As is typical, there are a number of ungraded or non-contributory buildings within the precinct. The current policy would aim to ensure the any infill development would not detract from the heritage qualities of the level 2 streetscape or detract from the heritage significance of the precinct.</p> <p>Inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>
<p><b>21. Robert Munro</b></p>	<p><b>93-151 Therry Street, Melbourne</b></p> <p><b>HO7 – Queen Victoria Market Precinct</b></p> <p>The submitter objects to the proposed amendment on the basis that the changes proposed to his property are unsubstantiated and will inhibit the future use of the site.</p>	<p>No evidence has been provided to undermine the conclusion that the building should be included in a Heritage Overlay.</p> <p>Inclusion in the Heritage Overlay does not mean that a site cannot be redeveloped.</p>
<p><b>22. Toyota Motor Corporation Australia Ltd</b></p>	<p><b>611-681 Elizabeth Street, Melbourne (Currently included in HO294)</b></p> <p><b>Proposed to be included in HO1124 – Elizabeth Street North (Boulevard) Precinct</b></p> <p>The submitter believes Parcel 1 of 611-681 Elizabeth Street should be regraded from C to A. the value of this site has been recognised by its recent inclusion in the Victorian Heritage Register.</p> <p>The other two parcel of land proposed for new HOs should be removed.</p>	<p><b>The citation has been expanded, mostly to include more information on the significance of the boulevard itself, and more details have been included in the schedule on individual buildings.</b></p> <p><b>It is agreed that it would be more appropriate to alter the gradings to differentiate between the 3 key parts of the Toyota site at 611-669 Elizabeth Street as follows:</b></p>

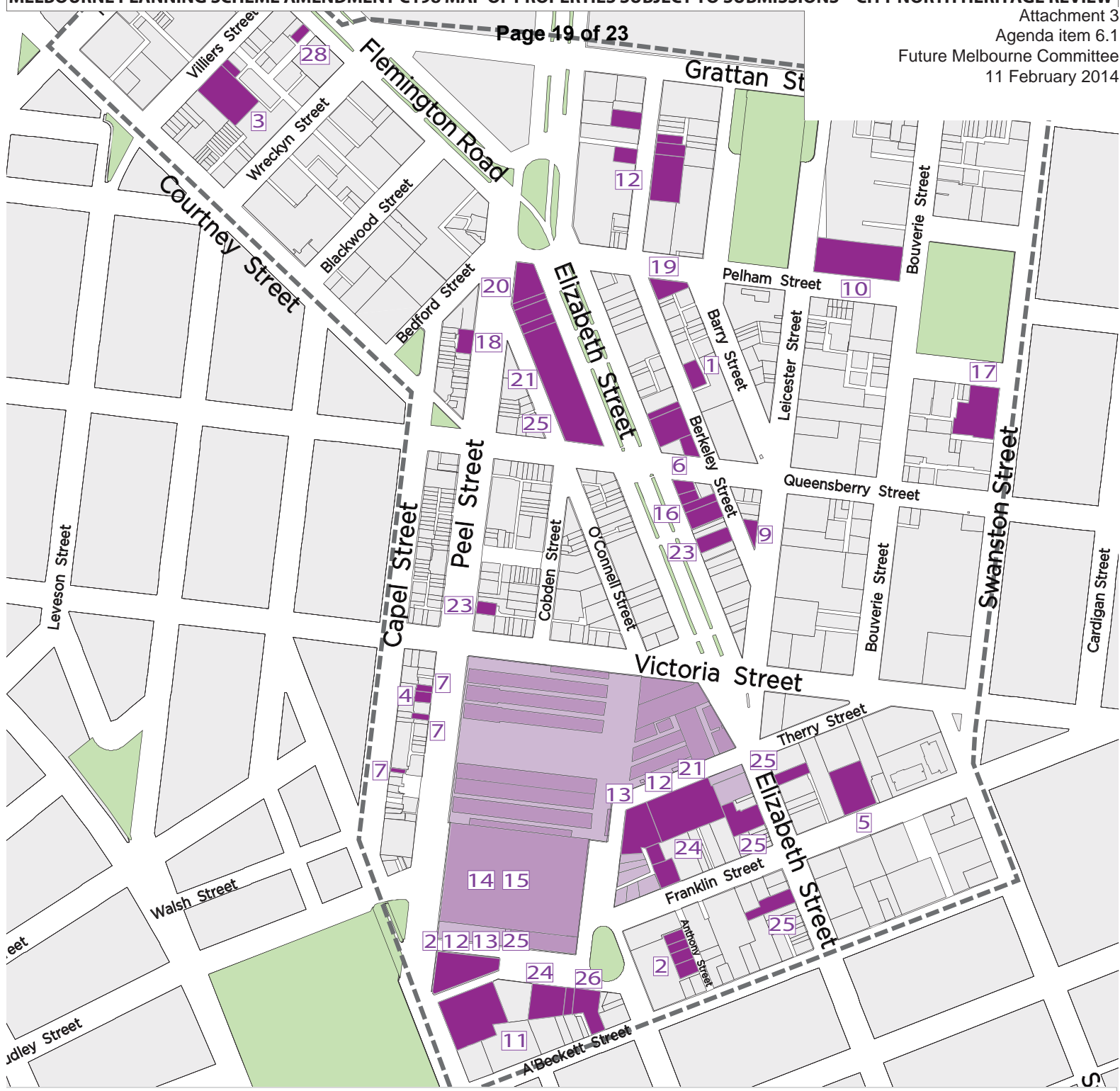
Submitter	Summary of submission	Management Comments
	<p>We are proposing D2</p> <p>The submitter is opposed to the inclusion of 671-673 and 675-681 Elizabeth Streets (parcels 2 + 3 respectively) in the proposed Elizabeth Street North (Boulevard) Precinct for the following reasons:</p> <ul style="list-style-type: none"> <li>• SOS does not provide sufficient or convincing justification for these sites, which are of low heritage value.</li> <li>• The Elizabeth Street facades are massively compromised</li> <li>• While gable forms to O'Connell Street are evidence of earlier phase have no associated context and are unremarkable.</li> </ul> <p>No rationale for grading all land C2, and concrete yard should not be graded.</p> <p>The disconnect between Amendments C196 and C198. The former encourages higher density development and the proposed controls related to HO1124 (C198) are at odds with those of C196</p>	<ul style="list-style-type: none"> <li>• <a href="#">Original 1937, Moderne style part –A2, (now on the VHR)</a></li> <li>• <a href="#">1955 additions – C2</a></li> <li>• <a href="#">Carpark – ungraded</a></li> </ul> <p><a href="#">In regards to 671-673 Elizabeth Street, the grading has been changed from D2 to ungraded as it was a borderline D and on reflection, although it retains brackets and a cornice from the Victorian period to the front, the presentation is poor and overall it makes limited contribution to both Elizabeth and O'Connell Streets. .</a></p> <p><a href="#">In regards to 675-681 Elizabeth Street, the listing has been altered so that the D2 refers to rear only.</a></p> <p><a href="#">Statement of Significance has been amended to include more detail.</a></p> <p><a href="#">The Heritage Places Inventory has been amended to reflect the recommendations.</a></p> <p>It is appreciated the front elevation of nos 675-681 also presents poorly (though there remain indications of the Interwar period design -soldier coursing and speed lines). To the rear, it however makes a contribution to the precinct because it retains two gabled sections, c1910, which extend the length of the block. These sections retain their original openings and paired timber doors unusually survive to the northern half (nos 679-81).</p> <p>Although there are no similar examples of the early red brick gable treatment nearby, there are elsewhere in the precinct (eg rear of 550-554 and 684-688 Elizabeth Street, i.e. on Berkeley Street). Overall the elevations to Berkeley and O'Connell contribute considerably to the heritage character of this precinct.</p>
23. Diabetes Australia	<p><b>570 Elizabeth Street, Melbourne (Proposed HO1124)</b></p> <p>The submitter is opposed to the grading of the building D2 on the basis that neither the front nor the rear is original. Internally has been remodelled several times.</p> <p>They however support the creation of the Elizabeth Street North (Boulevard) Precinct especially in relation to the trees and boulevard itself.</p>	<p><a href="#">Added some more information regarding the site to the relevant schedule in Appendix E of vol. 3.</a></p> <p>This two storey building was erected in 1920 as a factory. The general format of both elevations (symmetrical with narrower central bay, parapet) to the front (Elizabeth St) and rear (Berkeley St) has remained intact though the windows are no longer multi-paned with hoppers and there are modern door types.</p> <p>By 1934, when some internal changes were undertaken, it was being used by Talbot &amp; Standard Motors as a garage and showroom. These were designed by C L Cummings as were some further internal changes in 1937, when it was owned by Standard Motors.</p> <p>Although no longer used as such, this site has associations with the light industrial/motor trade so prominent in the study area. As a reasonably intact,</p>

Submitter	Summary of submission	Management Comments
<p><b>24. Melbourne Heritage Action</b></p>	<p>126-130 Franklin Street we give a D3 but no mention of the rear 126-130 Franklin Street</p> <p>The submitter applauds the proposed inclusion of the various sites, especially the greater focus on industrial heritage, noting especially the Elizabeth Street Precinct, TAA and Melbourne Terrace Apartments.</p> <p>Noted some omissions :</p> <ul style="list-style-type: none"> <li>• mention of the historic brick building to the rear of 126-130 Franklin Street in HO7 which could have its own grading or the brick and bluestone rear façade of 126-130 Franklin Street</li> <li>• 229-241 Franklin Street as potential individual overlay</li> </ul>	<p>Interwar period building it contributes to a major phase of development in the precinct. Its D2 grading is appropriate.</p> <p>The rear of 126-130 Franklin Street was not inspected as it was not realised there were separate sites on the rear lane. <a href="#">The descriptions in the Schedule for the Queen Victoria Market Precinct have been expanded to reference it and the rear elevations of the adjacent buildings as follows:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Nos 126-130: to the rear the basalt plinth, extended at the curved corners, and face brickwork is intact as a most of the original window openings.</a></li> <li>• <a href="#">Nos 132-140: the rear elevation is largely intact also and features pairs of blind niches (mirroring the windows to the front). Some early openings have filled in or altered.</a></li> </ul> <p><a href="#">The existing D3 grading for both of these properties will remain unchanged. The property owners will be notified and given the opportunity to make a submission, which will be forwarded onto the Panel.</a></p> <p><a href="#">There is another parcel of land to the rear with an address of Rear 128-130 Franklin Street, on which is a two storey, red brick warehouse, with a gable roof. It was constructed 1882 and is largely intact. It warrants a C2 grading. In response to this submission it is proposed to modify the schedule for the Queen Victoria Market Precinct to include a C2 grading for this property and to notify the property owner who will be given the opportunity to make a submission, which will be forwarded onto the Panel.</a></p> <p><a href="#">Whilst it is recognised that 229-241 Franklin Street may have some heritage significance, it was not exhibited as part of Amendment C198 and as such cannot be included in this amendment.</a></p> <p><a href="#">Statement of Significance has been amended to include more detail.</a></p>
<p><b>25. National Trust</b></p>	<p>The submitter supports the amendment in particular inclusion of some Post-War places (Chelsea House, Former TAA building, and Melbourne Terrace Apartments). In relation to the latter, it was noted that the sculptures are among Peter Corlett's largest and publicly visible. They did note the ongoing use of A-D grading system being contrary to the Practice Note.</p> <p>They had 4 queries relating to the:</p>	<p>The mapping of HO1150 has been checked and is correct.</p> <p>Individual heritage overlays have been retained in HO1125 Elizabeth Street (CBD) Precinct. These individual places were created as part of the recently approved C186 Central City Heritage Review.</p> <p>The citation for the Melbourne Terrace Apartments (HO1160) makes sufficient reference to these sculptures as notable items.</p>



Submitter	Summary of submission	Management Comments
	<ul style="list-style-type: none"> <li>The mapping HO1150 possibly being incorrect</li> <li>Retaining individually significant places in HO1125</li> <li>Should Melford Motors be graded A as on VHR?</li> <li>Removal of triangular area at south end of Victoria Market Precinct (HO7) has not been justified.</li> </ul>	<p><b>It is agreed that the original 1930s part of Melford Motors should be A graded not C. The relevant schedule in vol 3, App. E has been revised.</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>The heritage consultant has assessed the significance of the triangular car park site and determined that there is no heritage value in this section of land in relation to the Queen Victoria Market, as it has not been integral to its functioning since the southern end was constructed in 1930.</p> <p><b>The consultants' background report (vol 3, App. E) has been updated to reflect these findings.</b></p> <p><b>HO7 - Queen Victoria Market Precinct amended to reflect recommendations</b></p>
<p><b>26. Waipara Pty Ltd &amp; Rayburn Pty Ltd</b></p>	<p><b>215-223 Franklin Street, Melbourne (Proposed HO1156)</b>  <b>186-190 A'Beckett Street, Melbourne (Proposed HO1157)</b></p> <p>The submitter is opposed to the inclusion of three separate, adjacent sites in Melbourne at 215-223 and 225-227 Franklin Street and 186-190 A'Beckett Street to varying degrees.</p> <p>In regards to 215-223 Franklin St:</p> <ul style="list-style-type: none"> <li>The place gains no historical significance from association with A G Way &amp; Co</li> <li>Association with work of Walter &amp; Richard Butler of some interest but only minor work.</li> <li>Not unusual for a factory to have a formal façade treatment.</li> <li>D grading would be more appropriate than C as proposed.</li> </ul> <p><b>225-227 Franklin Street, Melbourne (Proposed HO1158)</b></p> <p>In regards to 225-227 Franklin St:</p> <ul style="list-style-type: none"> <li>The significance has been overstated and is mediocre not representative.</li> <li>It does not warrant a C, or possibly even a D grading.</li> <li>Comparison with other Adler &amp; Lacey work highlights it low architectural interest.</li> </ul> <p>In regards to 186-190 A'Beckett Street:</p> <ul style="list-style-type: none"> <li>While it might be subject to a HO, they believe it should be able to be demolished behind the short return of the façade as the</li> </ul>	<p><b>Alterations made to citations to clarify the significance of these 3 sites (refer to vol. 3).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>The three buildings all warrant a C grading as follows:</p> <p>215-223 Franklin Street: The choice of a the Stripped Classical style for a factory building, serves to endow the former factory building with a certain formality and grandeur not usually associated with the building type. The Stripped Classical style was more typically employed on banks and public buildings. The building also has some minor landmark value as it terminates the view along the carriageway immediately in front from the Queen Victoria Market.</p> <p>225-227 Franklin Street: The building currently has a poor presentation as the paintwork obscures the variation in the original materials – face brickwork and render – however the original appearance can be readily reinstated. Whilst of a modest scale, the design is reflective of capabilities of the architects, Alder &amp; Lacey, in utilising the Moderne style.</p> <p>186-190 A'Beckett: The submitter acknowledges the heritage value of the site. Although the side elevation is expectedly plainer than the façade, it nonetheless contributes to the design.</p>

Submitter	Summary of submission	Management Comments
	rest of the laneway elevation is plain.	
<p><b>27. Song Bowden Planning</b></p>	<p><b>106-110 Peel Street</b></p> <p><b>Currently included in HO3 – North and West Melbourne Precinct</b></p> <p>The submitter is opposed to the proposed grading of nos 106 and 108 Peel Street of D3, when previously they had been ungraded because it is questionable whether the buildings exhibit any particular heritage significance or are part of an intact streetscape.</p> <p>While it may be appropriate for the land to remain in a heritage overlay, it should remain ungraded.</p>	<p><b>Minor alterations made to Appendix E to clarify its significance (refer to vol. 4).</b></p> <p>Both nos 106-108 have Flemish bond brickwork, unusually all cream. The window openings to the first floor are original but the upper sashes have been altered circa 1970s. A gable roof extends across both sections. Although the southern part has a 1920s alteration, it is not unsympathetic.</p> <p>Although altered, they retain a scale and form of the main phase of development of this part of Peel Street (more so the west side), being the Victorian period, and so warrant a D grade.</p> <p>110 Peel Street has not been recommended for a grading.</p>
<p><b>28. Clement-StoneTown Planners</b></p>	<p><b>61-63 Flemington Road, North Melbourne</b></p> <p><b>Currently included in HO3 – North and West Melbourne Precinct</b></p> <p><b>Proposed HO1141</b></p> <p>The submitter is opposed to the proposed C2 grading and new individual heritage overlay for the site, which is currently within HO3, for the following reasons:</p> <ul style="list-style-type: none"> <li>• The previous heritage study graded the building only E</li> <li>• Elements claimed to be original in the Statement of Significance are not. Only the brick render and shape composition remain.</li> <li>• The building offers little contribution and to retain the front façade (as per the Melbourne heritage policy) would not be a favourable outcome.</li> <li>• The level 2 streetscape is not warranted given the poor representation of buildings with heritage significance</li> </ul>	<p><b>Minor alterations made to citation to clarify its significance (refer to vol. 4).</b></p> <p><b>Statement of Significance has been amended to include more detail.</b></p> <p>The earlier E grading was undertaken some 30 years ago, and what is recognised as heritage has changed over time. In the earlier study, the focus was on protecting the older Victorian period places. In this review, it became apparent that the contribution of the light industrial/commercial phase of development in the study area had not been well-recognised but was a key unifying factor which links the development in the adjacent areas of the relevant suburbs (Carlton, Melbourne and North/West Melbourne).</p> <p>Although the windows may be new, they are consistent with the original format – nine-paned with central row of hoppers. It is typical that guttering is replaced, and in most instances the original timber doors to these buildings have been replaced with modern roller doors, however these changes do not alter the character of the place. In this case, it was one of the more intact examples of a factory from the Interwar period, a major phase of development in the study area and so warrants a C grade.</p> <p>In this case, a level 2 was adopted because the site and those adjacent nos 55 (to the east) and nos 65-67 (to the west) are also significant rather than the site being in a streetscape of a dominant character and scale.</p>



**Legend**

- 1 - Botex**  
90-104 Berkeley Street, Melbourne
- 2 - Phil Rounsvell**  
QVM Triangular Carpark  
5-23 Anthony Street, Melbourne
- 3 - HWL Ebsworth for Lort Smith Animal Hospital**  
24-38 Villiers Street, North Melbourne
- 4 - Canjo Pty Ltd**  
73-75 Peel Street, West Melbourne
- 5 - Owners Corporation Management**  
50 Franklin Street, Melbourne
- 6 - PDG**  
278-284 Queensberry Street, Melbourne  
618-632 Elizabeth Street, Melbourne
- 7 - Ray Cowling**  
32-34 & 38 Capel Street, West Melbourne  
65-67 & 77-79 Peel Street, West Melbourne
- 9 - E & T Hanna Nominees Pty Ltd**  
51-61 Leicester Street, Carlton
- 10 - Best Hooper for Melbourne Business School**  
183-195 Bouverie Street, Carlton

- 11 - Urbis for MIT Australia Pty Ltd**  
386-412 Williams Street, Melbourne
- 12 - John Price**  
QVM Triangular Carpark and heritage precinct
- 13 - Cheryl McKinna**  
QVM Triangular Carpark and heritage precinct
- 14 - Cathy Lowy**  
QVM heritage precinct
- 15 - Miriam Faine**  
QVM heritage precinct
- 16 - Best Hooper Solicitors**  
582-608 Elizabeth Street, Melbourne
- 17 - University of Melbourne**  
182-210 Berkeley Street, Carlton  
197-199 Berkeley Street, Carlton  
213-221 Berkeley Street, Carlton  
623-645 Swanston Street, Carlton
- 18 - ERM for Piccolo Developments**  
205-217 Peel Street, North Melbourne
- 19 - Fulcrum for Kilbane Pty Ltd**  
221 Pelham Street, Carlton

- 20 - Bob Jane T-Mart**  
683-699 Elizabeth Street, Melbourne
- 21 - Robert Munro**  
93-151 Therry Street, Melbourne
- 22 - Toyota Motor Corporation**  
611-681 Elizabeth Street, Melbourne
- 23 - Diabetes Australia**  
570 Elizabeth Street, Melbourne
- 24 - Melbourne Heritage Action**  
126-130 Franklin Street, Melbourne  
Rear 126-130 Franklin Street, Melbourne  
229-241 Franklin Street, Melbourne
- 26 - Waipara Pty Ltd & Rayburn Pty Ltd**  
215-227 Franklin Street, Melbourne  
186 - 190 A'Beckett Street, Melbourne
- 27 - SongBowden Planning**  
106 - 110 Peel Street, North Melbourne
- 28 - Clement-Stone Town Planners**  
61-63 Flemington Road, North Melbourne
- General Submissions**
- 8 - Royal Historical Society of Victoria Inc.**
- 25 - National Trust**

*Post-Exhibition changes to Amendment C198*

The following changes were made to Amendment C198 documentation in response to submissions:

<b>Submitter</b>	<b>Change to the Amendment</b>	<b>PS Provision and HO affected</b>
<b>2. Phil Rounsevell</b> <b>12. John Price</b> <b>13. Cheryl McKinna</b> <b>25. National Trust</b>	Further detail has been included in the background report regarding the triangular car park located to the south of the Queen Victoria Market, including the recommendation to remove this site from the heritage overlay.	City North Heritage Review background report – reference document.  Planning Scheme Map No. 8HO
<b>3. HWL Ebsworth for the Lort Smith Animal Hospital</b>	Further detail has been added to the background report and the Incorporated document for the proposed Villiers Street Precinct (HO1123).	City North Heritage Review background report – reference document  Statement of Significance – incorporated document
<b>4. Canjo Pty Ltd</b>	Information has been added to the background report regarding 73-75 Peel Street, West Melbourne (North & West Melbourne Precinct HO3).	City North Heritage Review background report – reference document
<b>5. Owners Corporation Management</b>	Information has been added to the amendment documents regarding the proposed heritage overlay for 50 Franklin Street, Melbourne (HO1152).	City North Heritage Review background report – reference document  Statement of Significance – incorporated document
<b>6. PDG</b>	Information has been added to the amendment documents regarding the proposed Elizabeth Street North (Boulevard) Precinct (HO1124).  Mapping of HO1124 and HO100 has also been modified in relation to the property at 618-632 Elizabeth Street, Melbourne.	City North Heritage Review background report – reference document  Statement of Significance – incorporated document  Planning Scheme Map no. 5HO
<b>7. Ray Cowling</b>	Information has been added to the background report regarding 32-34 and 38 Capel Street, West Melbourne (North & West Melbourne Precinct HO3).  The building grading of 65-67 Peel Street, West Melbourne has been changed from D to C.	City North Heritage Review background report – reference document  Heritage Places Inventory – incorporated document
<b>9. E &amp; T Hanna Nominees Pty Ltd</b>	Information has been added to the amendment documentation regarding the proposed heritage overlay for 51-61 Leicester Street, Carlton (HO1131).	City North Heritage Review background report – reference document  Statement of Significance – incorporated document

Submitter	Change to the Amendment	PS Provision and HO affected
<b>10. Best Hooper Solicitors for the Melbourne Business School</b>	Information has been added to the amendment documents regarding the proposed Little Pelham Street Precinct (HO1121).	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>11. Urbis for MIT Australia</b>	Information has been added to the amendment documents regarding the proposed heritage overlay for 386-412 William Street, Melbourne (HO1161).	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>16. Best Hooper Solicitors</b>	Information has been included regarding the contributory elements of the buildings at 582-608 Elizabeth Street Melbourne, in the Elizabeth Street North (Boulevard) Precinct (HO1124).	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>17. University of Melbourne</b>	Information has been added to the amendment documents regarding the four Melbourne University buildings in Berkeley Street and Swanston Street.	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>18. ERM</b>	As Council has recently issued a notice of decision that includes the demolition of 205-217 Peel Street, North Melbourne, the proposed D grading will be removed.	Heritage Places Inventory – incorporated document
<b>19. Fulcrum for Kilbane</b>	Information has been added to the amendment documents regarding the proposed heritage overlay for 221 Pelham Street, Carlton (HO1133).	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>20. Bob Jane T-Mart</b>	Information has been added to the amendment documents regarding the proposed Elizabeth Street North (Boulevard) Precinct (HO1124) is significant.	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>22. Toyota Motor corporation</b> <b>25. National Trust</b>	Alter the gradings to differentiate between the 3 key parts of the Toyota site at 611-669 Elizabeth Street as follows: <ul style="list-style-type: none"> <li>• Original 1937, Moderne style part –A2, (now on the VHR)</li> <li>• 1955 additions – C2</li> <li>• Carpark – ungraded</li> </ul>	City North Heritage Review background report – reference document Statement of Significance – incorporated document Heritage Places Inventory – incorporated document

Submitter	Change to the Amendment	PS Provision and HO affected
	Also, further information has been included regarding the contributory elements of these buildings, in the proposed Elizabeth Street North (Boulevard) Precinct (HO1124), Statement of Significance.	
<b>23. Diabetes Australia</b>	Further detail has been included regarding the contributory elements of the building at 568-574 Elizabeth Street Melbourne, in the Elizabeth Street North (Boulevard) Precinct (HO1124), Statement of Significance.	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>24. Melbourne Heritage Action</b>	HO7 Queen Victoria Market Precinct <ul style="list-style-type: none"> <li>• Expand the description in the Statement of Significance to include the rear elevation of 126-130 Franklin Street, Melbourne; and</li> <li>• Include a C2 grading for Rear 128-130 Franklin Street, Melbourne.</li> <li>• Expand the description for 132-140 Franklin Street, Melbourne.</li> </ul>	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>26. Waipara Pty Ltd &amp; Rayburn Pty Ltd</b>	Information has been added to the amendment documents for 215-223 Franklin Street, Melbourne about the building designer and its landmark value.	City North Heritage Review background report – reference document Statement of Significance – incorporated document
<b>27. Song Bowden Planning</b>	Information has been added to the background report regarding 106-110 Peel Street, North Melbourne (North & West Melbourne Precinct HO3).	City North Heritage Review background report – reference document
<b>28. Clement Stone Town Planning</b>	The windows of 61-63 Flemington Road, North Melbourne are not original. The Amendment documents have been updated to reflect this.	City North Heritage Review background report – reference document Statement of Significance – incorporated document

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**Additional changes and administrative corrections**

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<p>The Toilet Block in the Queen Victoria Market Precinct had been assessed prior to exhibition and recommended for a D2 grading. This information was included in the exhibited amendment documentation, but was not included in the Background Report.</p>	<p>City North Heritage Review background report – reference document</p>
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<p>Further detail has been included regarding the contributory elements of the buildings at 618-632 Elizabeth Street Melbourne, in the proposed Elizabeth Street North (Boulevard) Precinct (HO1124), Statement of Significance</p>	<p>City North Heritage Review background report – reference document</p> <p>Statement of Significance – incorporated document</p>
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<p>The Carlton Tram Substation at 214-222 Queensberry Street, Carlton (HO1135) is now also on the Victorian Heritage Register (VHR). It is therefore appropriate to change the proposed grading for this building from C2 to A2</p> <p>On advice from Heritage Victoria, VHR Statements of Significance should not be included in Planning Scheme Incorporated documents. They can be modified at any time by Heritage Victoria which could lead to inconsistencies.</p> <p>The proposed change in grading from C to A will appear in the Heritage Places Inventory, Incorporated Document</p>	<p>City North Heritage Review background report – reference document</p> <p>Statement of Significance – incorporated document</p> <p>Heritage Places Inventory – incorporated document</p>
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