



## **APPENDIX 3: HERITAGE ADVICE**

## HERITAGE ADVICE MEMO

To: John Clark, Director, Baumgart Clark Architects (john@baumgartclark.com.au)  
Marcus Baumgart, Director, Baumgart Clark Architects (marcus@baumgartclark.com.au)

Re: Genazzano FCJ College, 301 Cotham Road, Kew Vic 3101. VHR H1902.  
City of Boroondara Masterplan 2020 amendment- Review and Heritage Advice.

Date: 6 December 2022

Dear John and Marcus,

Thanks for the briefing on the proposed amendments to the Genazzano FCJ College Masterplan endorsed by the City of Boroondara 2020. I have reviewed the proposed changes and confirm my heritage advice.

### 1.0 Background - Heritage status/ studies

#### 1.1 Heritage Act 2017/Victorian Heritage Register

Part of the Genazzano campus site is included on the Victorian Heritage Register as *H1902 Genazzano FCJ College*. The extent of registration is shown in Figure 1.

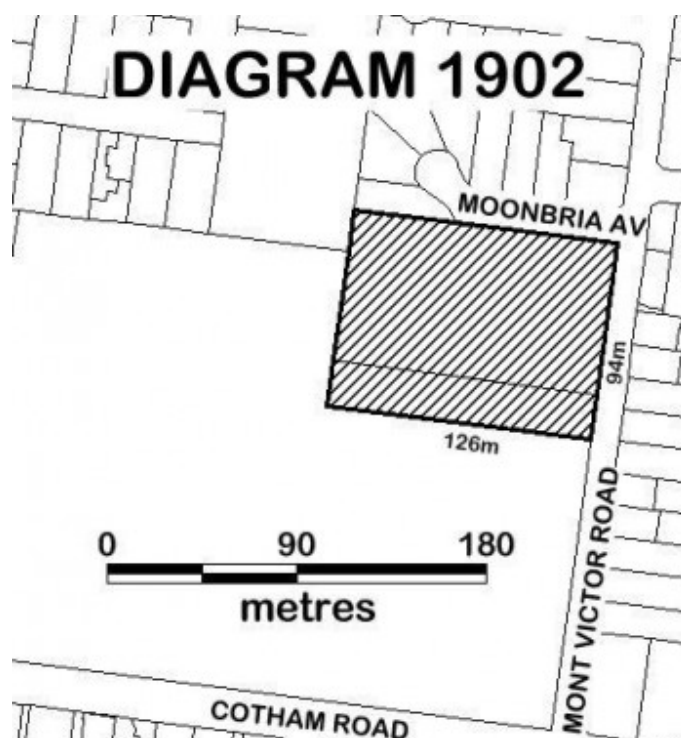


Figure 1, Extract from Victorian Heritage Database Report showing H1902, Genazzano FCJ College

The extent of registration covers the place shown on Diagram 1902 including the land, interiors and exteriors of all buildings; and landscape elements including:

1890-91 Wardell Building (including its exteriors and interiors) which is of primary significance; 1930-31 grotto, 1930s steps with stone urns, 1936 Hall with 1961 two-storey addition above, and the 1974 Chapel (including the buildings' exteriors and interiors) which are of contributory significance; and also fixtures attached to the buildings of primary and contributory significance at the time of registration including timber stairs and balustrades, cabinets, joinery, and fireplaces, and the Chapel's altar, reredos, pews, built-in furniture, light fittings, and other fixtures.<sup>1</sup>

## 1.2 City of Boroondara Heritage Overlay H0252

The VHR registered parcel of buildings and land are located in City of Boroondara Heritage Overlay H0252. This HO "mirrors" the VHR listing and is standard/required practice under local Planning Schemes.

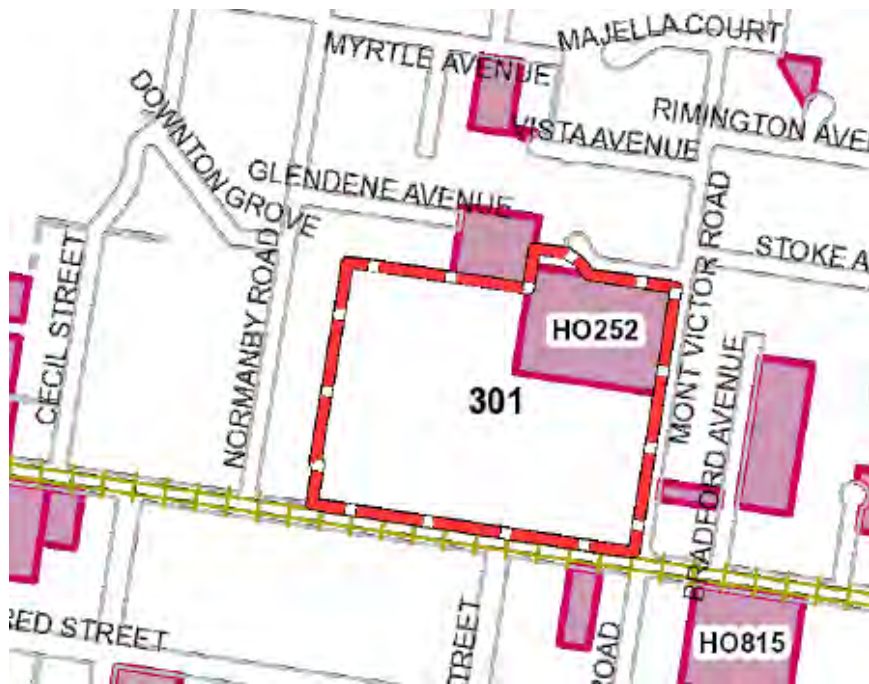


Figure 2, extent of H0252 within the Genazzano College site (Vic plan)

## 1.3 Conservation Management Plan (CMP)

A CMP was written for Genazzano FCJ College in 2004 by Allom Lovell & Associates. The CMP provides a history, physical survey and analysis and assessment of significance of the site and suggests conservation policy and management principles to guide future development of the site. Conservation Policies include:

### 5.7.2 Curtilage, Setting and Site Development

*Site development should ensure that the heritage significance of the site is not diminished as a result of inappropriate new work or over-development.*

*The Wardell Building when first constructed occupied a commanding position with views from one of Kew's highest points. While they are generally sympathetic in scale, the later additions to the building have been somewhat compromised by the construction of the additions. In particular the recently completed D'Houet building, which is visually bulky in dimension, now dominates the school grounds.*

<sup>1</sup> VHD citation, Genazzano FCJ College Statement of Significance

*Because the school has traditionally preserved much of its land, and used the grounds for sporting activities (such as canteen, the school oval, tennis courts), it is important to maintain as much as possible of the sense of the Wardell building's location within a relatively open landscaped setting. Generally, open space to the front of the Wardell building must be preserved.*

*There should be no additional carparking to the front of the building and the existing should preferably be relocated.*

*Any new building within registered curtilage should be respectful of the bulk, scale, form and dominance of the Wardell building. New buildings should be polite, even subservient, in terms of mass and design, colour and materials. In their siting, an amount of open space should preferably be maintained between them and the Wardell building so that it retains its identity and dominant landmark quality. There is no requirement to have any new buildings sited away from the existing school buildings.<sup>2</sup>*

## 2.0 Cultural heritage significance of the place

Genazzano College is of architectural and historical significance to the State of Victoria. The place's Statement of Significance notes:

*Established in 1889 as an all-girls boarding school and convent by the Faithful Companions of Jesus (FCJ), a Catholic Order of Sisters, Genazzano FCJ College is of historical significance for its association with the development of Victoria's education system, and in particular the development of the Catholic education system. The removal of funding from religious schools in favor of free, secular and compulsory state education under the Education Act 1872 saw the Catholic system expand and become financially independent during the 1870s and 1880s. Overseas religious orders were engaged to fund, establish and staff new schools. Between 1882 and 1897, five parties of FCJ Sisters arrived in Melbourne. Originally a French order with a strong presence in the British Isles, they also established Vaucluse College in Richmond in 1882 (VHR H1927). The main building at Genazzano opened in 1891 and was designed by high-profile Catholic architect William Wardell. [Criterion A]*

*Genazzano FCJ College is architecturally significant for its 'Wardell Building', originally designed by architect William Wardell to integrate a convent, school, chapel and dormitories. The verticality of this notable building is emphasised by its pointed arched windows, steeply pitched roofs, and prominent gabled end at the north, and it shows typical Wardellian characteristics such as French Gothic influences, bold massing and fine proportions, all offset by a simplicity of detail. The building's interiors are restrained but feature fine craftsmanship in the architraves, doors, staircases and timber ceilings. Its towering west-facing facade contrasts with the smaller scale east wing along Mont Victor Road which incorporates a variety of masses, adding to the richness of the College's overall composition. [Criterion D]*

*Genazzano FCJ College is historically significant for its direct association with William Wardell (1823-1899), an architect who made a strong and influential contribution to the course of Victoria's history. The College's principal building - now known as its 'Wardell Building' - is the only known school building in Victoria to have been designed solely by Wardell, and is an important example of his work that allows its clear association with him to be readily appreciated better than most other places in Victoria. Wardell's other buildings in Victoria include St Patrick's Cathedral (VHR H0008) in East Melbourne, and the St Ignatius Church Complex (VHR H2146) at 326- 348 Church Street in Richmond. [Criterion H]<sup>3</sup>*

<sup>2</sup> Genazzano FCJ College CMP, p 109, Allom Lovell & Associates, 2004

<sup>3</sup> Ibid



3.0 Masterplan 2020

The existing masterplan, endorsed in 2020, includes upgrades and works across the entire site. It proposes the demolition of the 1960s, Student Services building, part of the Wardell Building Complex located Mont Victor Road, and adjacent to the existing carpark. The masterplan does not specify what would then be done with this area of the site. The works are 80% located outside of the VHR registered land and would have no implications on the cultural heritage significance of the place.



Figure 3, Genazzano FCJ College 2020 Masterplan **demolition** plan. Location of proposed amendments indicated.



Figure 4, Genazzano FCJ College 2020 Masterplan, Location of area of proposed amendments indicated.



**Figure 5.** Extract from BC Architects masterplan amendment drawings showing extent of VHR registration, Wardell Building Complex and proposed works (2022)

## 4.0 Heritage Advice / Assessment of proposed Masterplan amendments

### 4.1 Proposed amendments

- Retention and renovation of part of the 1960s Student Services/Entry wing of the Wardell Building Complex. And incorporation into a new development
- Development of a new entry building in the current carpark zone
- Construction of lifts, ramps etc. for accessibility.
- Construction of a wintergarden between Wardell Building Complex and D'Houet Building.

### 4.2 Comments

- The main portion of the amended works are located outside of the extent of the VHR extent of registration.
- Those that are located within the registered site are upgrades to the Universal Accessibility of the place which are essential and generally have little physical and visual impact on the cultural heritage significance of a place while addressing the need to provide Universal Access at this campus.
- A *Heritage Act 2017* permit was issued in 2021 for Universal Access upgrades both inside and outside the Wardell Building complex in 2021. This demonstrates Heritage Victoria have comfort approving these classes of works in this area of the site.



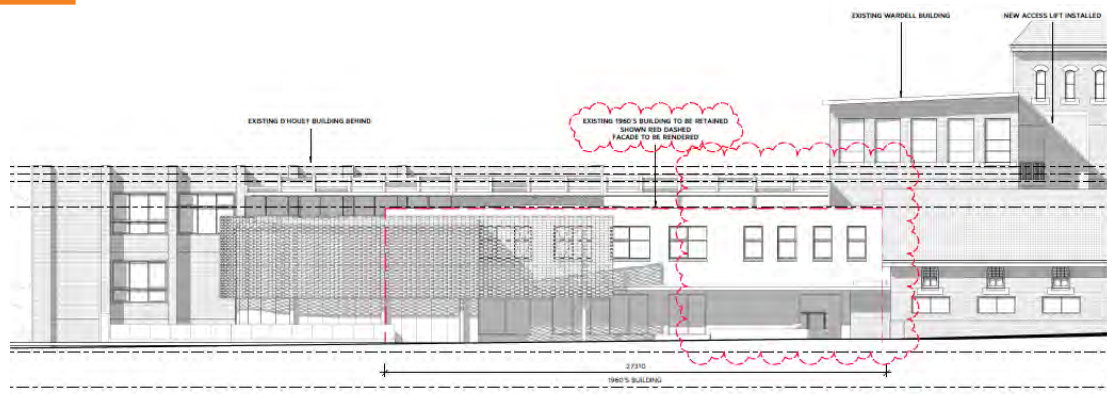


Figure 6, part east elevation/Mont Victor Road, BCA 2022)

### Mont Victor Road Wardell Building redevelopment and new building

- The 2004 CMP assigns the 1960's Student Services building as being of no significance to the site.
- The development of a new building with entry, wintergarden, passenger lift located in the Wardell Building's rear court yard, and first level classrooms in this south-east section of the campus is sympathetically located being to the rear/side of the main Wardell Building. This location is amongst other later developed buildings, and doesn't impinge on the Wardell Building's principal setting toward the west/front aspect.

### New development- Entry, winter garden, cafe, first floor classrooms.

- Much of the extent of new development is outside of the VHR registration and the only physical connection to any registered fabric will be to the upper levels of the hall.
- All these works are substantially setback from the principal/west facade and setting of the Wardell Building Complex.
- The proposed east elevation to Mont Victor Road shows the proposed new built form to be deferential to the 1891 rear wing which originally housed laundry and Nun's Infirmary in the south section with expressed gable roof. The proposed height observes local datum of the adjacent roof ridge.
- The proposed winter garden is consistent with the intent of the original masterplan to link the D'Houet building with the Wardell Building Complex.
- The development's architectural design and appearance would be suitably contemporary in appearance and not mimic the historic buildings' architectural language. The use of the brown brick, "hit and miss" screen across the proposed building's principal facade to Mont Victor Road provides a campus-thematic material and colour which provides for a linking element between campus buildings new and old. Massing and heights would be deferential to existing built form, particularly where it is directly adjacent or abutting.



## 5.0 Conclusions

The proposed 2022 amendments to the Masterplan 2020 entail:

- Retention of the c1960 Student Services wing of the Wardell Building complex and inclusion into the new development.
- Development of a new entry, winter garden, passenger lift in the Wardell rear courtyard and classroom building.
- Resolution of universally accessible pedestrian links between carpark, Wardell complex and D'Houet building.

Most (80%) of these proposed development/Masterplan amendments are outside of the VHR extent of registration. But has respectful regard to the original 1891 Wardell Building Complex in its location, height, mass and relative scale.

The proposed development stemming from an amendment to the Masterplan 2020 would have low to no heritage impact on the place's stated historic and architectural significance; and is primarily mitigated by deferential siting in relation to the Wardell Complex and relatively low scale/height.

The development is further mitigated by the resolution of Universal Access in this area, at this complex campus site.

Please contact me if you have any queries or require additional information.

Yours sincerely

A handwritten signature in black ink that reads 'Michael Taylor'.

Michael Taylor

Director MTA&H  
Heritage Adviser, Architect ARBV Reg No. 14847