

**KEW  
URBAN CONSERVATION STUDY**

VOLUME 1

May 1988  
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Australia

# KEW URBAN CONSERVATION STUDY

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## Preface

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This report contains the results of Stage 2 of the Kew Urban Conservation Study. Stage 1 of the Study was commissioned by the Victorian National Estate Committee and the City of Kew in May 1986.

Stage 1 was prepared by Allom Lovell Sanderson Pty Ltd, and Stage 2 commenced by Allom Lovell Sanderson and completed by Pru Sanderson Design Pty Ltd.

## **Acknowledgements**

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The consultants responsible for the initial parts of Stage 2 were Allom Lovell Sanderson Pty Ltd. Their study team comprised Pru Sanderson, Peter Lovell, Rima D'Arcy, Shane Carmody, Angela Roennfeldt and Jennette Kilby. Completion of Stage 2 was undertaken by Pru Sanderson Design Pty Ltd, and the team comprised of Pru Sanderson and Angela Roennfeldt.

The consultants would like to acknowledge the interest and assistance of the following people and organisations during the preparation of this report:

John Waugh, Andrew Rodda and Alex Tarr, City of Kew.

Mrs Dorothy Benyei and Mrs Thea Sartori of the Kew Historical Society

National Trust of Australia (Victoria)

Historic Buildings Council

Staff of the State Library of Victoria

**CHAPTER 1.0**  
**INTRODUCTION**

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## 1.0 INTRODUCTION

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### Area of the Study

The Study area has been the whole of the City of Kew as defined by the Yarra River, Barkers Road, and Burke Road.

### The Study Brief

The purpose of this study as outlined in Section 3.1 of the brief was stated '... to identify, evaluate and document the built and environmental heritage of the City of Kew demonstrating its full historical, developmental and stylistic range and to place it within the context of the history of Victoria; to assess the importance of the City's heritage as a State and community resource; and to develop a comprehensive program for the conservation of the City's heritage and its integration into the general planning framework of the Melbourne Metropolitan Planning Scheme and Council policy.'

A complete copy of the study brief is included as Appendix A of this volume of the report. That brief outlines that the report was to be prepared in two stages. The scope of Stage 1 was given as:

#### Stage 1: Preliminary Survey

The preliminary survey shall establish:-

- (a) The available sources of information and an analytical bibliography;
- (b) A brief understanding of the major historical themes that constitute the significance of the study area (the whole of the City of Kew);
- (c) A firm estimate of the number of individual sites and areas that will require detailed investigation;
- (d) The scope and extent of all other work prescribed in the Stage 2 task specifications;
- (e) The proposed systems, criteria and format to be used;
- (f) Any suggested changes to the task specifications;
- (g) The time, budget and personnel allocations for each task and the final production of the document, including travel, accommodation, photography, printing and preparation of reports;

While for Stage 2 the scope was given as:

#### Stage 2: Task Specifications

The following tasks shall be undertaken in the order that they appear below as Stage 2 of the Study:-

- (a) The Environmental History of European and Non-Aboriginal Settlement and Development;
- (b) The Identification and Evaluation of Buildings, Works, Objects, Natural Features, Sites

- and Areas of Architectural and/or Historic Significance;
- (c) Heritage Conservation in the Planning Context:  
Existing and Proposed Planning Policies and their impact upon Effective Heritage Conservation;
  - (d) Recommendations for Statutory Controls;
  - (e) Heritage Management Guidelines for the Administration of Statutory Conservation Controls;
  - (f) Heritage Management Guidelines for Architectural Infill or Enhancement.

## **Terminology and Principles**

In fulfilling this brief, the principles outlined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), as endorsed by the Australian Heritage Commission, have been followed and also the guidelines for the establishment of cultural significance also formed by Australia ICOMOS. The Burra Charter is included as Appendix B and the Guidelines as Appendix C of this volume of the report. Both documents have been particularly pertinent to Task B of Stage 2 of the report.

## **Report Structure**

The Report has been divided into three volumes, with their contents as outlined above in the Table of Contents.

Volume 1 contains a summary of the information included in the three volumes and an outline of all the recommendations of the report. It also explains the rationale and methodology taken throughout the preparation of the report and the criteria upon which certain decisions were made. It includes information of particular concern to statutory bodies, by summarizing the recommendations to those bodies on the protection of individual buildings, landscapes, sites and areas.

Volume 2 contains a history of the City of Kew, the individual citations on each of the structures designated Grade 'A' in the survey, data sheets on the buildings designated Grade 'B', the detailed assessment of landscapes in the area, and a copy of the conservation guidelines for the use of owners of buildings designated 'A', 'B' or 'C', and of the Infill Guidelines for new structures. Volume 2, therefore, includes the detailed historical background behind all the buildings in the area that have been identified as holding heritage significance (Grade 'A'). It also includes the architectural and historical assessment of each of those buildings and the means by which any of the significant or contributory buildings of the area can be cared for in a manner that retains their heritage significance. It includes information of concern to all potential users of the report, from owners of identified buildings, to the City of Kew, to statutory and non-statutory heritage bodies.

Volume 3 is essentially an index to Volume 2. It includes a list of all the streets in the City of Kew, a summary of which structures in those streets are of concern to the study, what grading each structure has been designated, what the current statutory controls are over each and a

summary of the recommendations of this report for the future statutory protection. It includes information of concern to any user of the report who is requiring a summation of both the current and recommended situations for each structure in Kew. Reference to Volume 3 would indicate whether subsequent reference to Volume 2 would elaborate on the item of concern to the enquirer.

## CHAPTER 2.0

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## SUMMARY



## 2.0 SUMMARY

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### 2.1 History

#### Objective

The objective of the history as included in Section 4.0 of Volume 2 of the report was essentially to explain the social and physical fabric of the suburb as it has existed in the past and as it exists today. The history does not extend beyond white settlement of the area and has been written very much as a summation of previously written secondary sources, with primary material having been researched only where other references have been found wanting. The history has been written to help in the physical survey of the suburb, to explain the background behind what remains in the area today. The material provided by the history has also contributed to the decision to recommend certain structures and places for statutory protection because of their heritage significance.

#### Outline of Themes and Phases

The themes of the history were established as part of the Stage 1 report and are reiterated here.

##### 1. Kew as a Middle Ring Suburb:

- The influence of Kew's location on its physical development and social character
- Kew's physical and demographic comparison with (what are now) other middle ring suburbs

##### 2. Topography and the Natural Environment:

The Yarra River, its banks and floodplains as

- a boundary from areas to the north and west
- a source of water
- a resource for rural activities such as market gardening and pasture
- a catalyst for recreational activities
- an influence, both positive and negative, on the value of residential land.

The variety in the relief of the land and its effect on

- street patterns
- the relative desirability of different areas for residential use, in terms of both aesthetic appeal and theories of hygiene
- accessibility by pedestrians, private and public transport
- the susceptibility of land to flooding (Refer above)

### 3. Government and Residents:

The policies, practices and effectiveness of local and state government decisions on the development of Kew, on issues such as

- when and where particular land use zonings have been applied and what land uses have been barred (particularly in relation to industry)
- the control of how/where private cars can move through the suburb
- the reservation of land for such uses as the Mental Asylum, or for recreational uses such as at Studley Park.

The residents' contribution to

- Kew's social status
- Kew's social variety
- the establishment of needs and expectations in terms of housing standards, recreational facilities, educational facilities, transport, commercial development, industrial development etc.

### 4. Groups, Organizations and Institutions:

The educational institutions

- what religious denominations they belong to and why these denominations have chosen to establish schools in the area
- what catchment area they serve/have served and whether their influence spreads beyond Kew or is essentially contained within the suburb.
- their impact on the demographic patterns of the suburb

Other groups such as sporting clubs, the church, RSL etc

- their capacity as large landholders
- their reflection of and influence on policy, attitudes and standards

### 5. Transport:

Public transport (tramways, railways and buses)

- whether they have responded to or pre-empted development
- the type of development that they have served/stimulated
- why some areas are not served by public transport, and the influence of extreme topography and government policy on this

The role of private transport

- where/when residents have been able to afford their own transport and if they have consequently chosen to reside away from/close to public transport
- the provision of roads for large volumes of traffic and their impact on areas such as the junction, and the northern areas of the suburb.

The history in Volume 2 has been divided into phases of development and interweaves the themes given above, across each phase. The phases are:

1845 - 1880

1880 - 1893

1893 - 1921

1921 - 1933

1933 - 1943

Post War Development

## **2.2 Survey Method and Designation of Places**

### **Structures**

During the course of the study an on-site survey was undertaken of all the structures in Kew. The objective of this survey was to identify on architectural grounds, those structures that are integral or contribute to, the historic nature of the suburb. In addition to the identification of individual structures, the survey had the objective of identifying historic streetscapes and areas. The survey was undertaken without entering the buildings being assessed, except for those buildings that are daily open to the public such as some churches and commercial buildings. As a result, the assessment of structures was largely on their contribution to the streetscape to which they belong.

Distinct from the survey of physical significance and combined with it during Stage 2 of the report, has been the assessment of whether a structure is of significance on historic grounds. This has largely been through the research undertaken during writing the history of the area, and the material previously collected by the City of Kew, and particularly the collection of the Kew Historical Society. As a part of the research, certain citizens, events and developments came to prominence in the history of the area, and it was a priority to seek out whether there were any structures extant in the area that were associated with these. A number have been identified and have been included in the report, despite the fact that they may hold little or no architectural claim.

The on-site survey of structures was undertaken twice. The first survey was undertaken in preparation of the Stage 1 report. Its aim was to designate all the structures in the area into one of four gradings, and while a preliminary assessment, it formed the basis for the Stage 2 report. One of the main tasks of the Stage 2 survey was to check the preliminary survey for consistency across the study area and to revise the listings in the light of the historical information that had been collected.

In the surveys, each structure was designated under one of the following four gradings. This system was designed to separate-out all those buildings that may be of concern to the Historic Buildings Council and/or the Australian Heritage Commission into the 'A' grading, those buildings that are of moment to the historic nature of Kew but would not be considered to be of individual interest to those statutory bodies into the 'B' and 'C' gradings, and to exclude completely, those properties that have no heritage value.

The following definitions of the gradings have been adopted:

**Grade A Places:** Places that are of individual cultural significance within the locality, the State of Victoria, or Australia as a whole. These are on, or recommended for inclusion on, at least one of the Historic Buildings Register, the Government Buildings Register, or the Register of the National Estate.

**Grade B Places:** Places that are integral to the cultural significance of the City of Kew as a whole, through their architectural integrity or historical associations.

**Grade C Places:** Places that contribute to the architectural or historical character and cohesiveness of the City of Kew. Grade C structures are, in the main, severely altered examples of typical building types.

**Places of no concern to the study**

## Grade A Structures

The 80 structures (or groups of structures ) designated Grade A are integral to the historic nature of the City of Kew and are also of sufficient moment to be considered for protection by the Historic Buildings Council and/or the Australian Heritage Commission. As a result, the criteria for designating structures 'A' have been the same as those used for inclusion on the statutory registers and was summarised as places:

- of importance to the understanding of the evolution and pattern of Australia's natural and human history
- that exemplify rare, endangered, or uncommon aspects of Australia's natural or human history
- that represent the range of Australia's natural, prehistoric and historic places
- that are associated with the lives or works of persons significant in our past
- that have value as natural or cultural landscapes
- that possess high aesthetic values, or creative and/or technical accomplishment
- which have strong cultural or social associations, or are the major focus of strong cultural or social sentiment for a majority or minority group within the Australian community
- that have yielded, or are likely to yield, important information contributing to the understanding of Australia's natural or human history.

Not all the above have in fact been found to be applicable within Kew, however this range of criteria has been applied to all the structures and landscapes assessed. In a number of instances, the above criteria have not been able to be met in strict terms, however structures have been included in the interest of having a representative number of examples of each building type included in the 'A' grading, irrespective of whether the ideal example has been able to be identified within the study area. This has particularly been the case with buildings of which there are very few comparable structures extant in other areas; particularly in Melbourne's middle ring suburbs or areas close to the Yarra river. Such diminished or rare groups of buildings include the boatsheds and footbridge in Studley Park.

In designating buildings 'A' during the preliminary survey, all structures already on the statutory or National Trust of Australia (Vic.) registers were included as 'A'. During the Stage 2 survey each of these was reviewed and after this process, all have been retained as Grade A.

The final recommendation of this report is that a total of some 80 properties / structures be nominated or retained on the statutory registers .

Of these there are:

- 64 houses (including manses and parsonages)
- 3 churches
- 3 public buildings
- 5 school buildings and institutions
- 5 memorials
- 3 boatsheds
- 1 bank
- 1 shop
- 1 bridge

The citations for these properties are contained in Volume 2 of the report and for ease of comparison are organised according to the typological groupings: 'Houses', 'Churches', 'Public and Commercial', 'Institutional', 'Memorials', and 'Sundry'. The lists in Section 5.1.1 are a summary of the structures designated 'A' and are arranged by street and also by their respective citation number.

## **Grade B Structures**

There are in the order of 250 buildings within the study area that have been designated 'B' during the survey. The master list of streets contained in Volume 3 of the report identifies in detail which properties have been given this 'B' grading. This body of buildings is integral to the historic nature of areas of Kew and it forms a framework of substantially intact buildings, with sound architectural properties, that have a strong bearing on maintaining the historic character of the area. To erode into this building stock would constitute a direct debasement of the heritage significance of Kew. While essential to the heritage value of the suburb's building stock and its streetscapes, none of the 'B' buildings would, however, warrant an individual listing on any of the historic building registers.

Due to the stated value of these buildings, the report has attempted to provide sufficient information on them to enable both Government and property owners to conserve, maintain and alter the buildings with a knowledgeable and sympathetic approach. For each Grade B building a data sheet has been prepared and is included as Section 5.2 in Volume 2 of the report. Each is illustrated with a photograph taken in 1987, the period of the original construction is given, and the elements on the building that are of particular interest to the study are identified.

## **Grade C Structures**

There are several thousand buildings within the study area that have been designated 'C' during the survey, and the master list of streets in Volume 3 of the report identifies which properties have been given this grading, while if a street is almost completely of Grade C buildings of one period (such as many of the streets in Kew East), a blanket statement has been made to that effect. The Grade C buildings are in the main residential buildings that contribute to the historic character of the study area. There are two main factors that have delineated between Grade B and Grade C buildings. The first is where buildings have been substantially altered in some way, for example by the replacement of the original windows, replacement of wall or roof cladding, or by alteration to their applied decoration. The second is where buildings are of relatively recent construction (from the 1920s to the 1960s) and while they may be good examples of their period, are not yet rare enough to be graded higher or cannot be judged with sufficient objectivity to warrant strict conservation protection.

No further information such as data sheets has been given on this body of buildings, however their sympathetic care is strongly recommended. To facilitate this, the Building Conservation Guidelines (Section 7.2) have been written so that they can be made available to owners of these properties to assist them in the appropriate design and restoration techniques for these buildings.

## **Structures of no concern to the study**

Buildings that would have contributed to the historic nature of an area but have been altered beyond recognition of their original design have been excluded from the report. This has included buildings such as a house that has had its verandah removed, windows replaced and wall and roof cladding replaced, or where a sufficient number of these alterations have happened to make any attempt at restoration/reconstruction works merely hypothetical reconstruction that would fall outside the scope of the aims of this report (Refer Appendix B, 'The Burra Charter'). Many twentieth century buildings have been excluded if, although they may have sound designs, their contribution to Kew is more a concern of amenity than conservation. Twentieth century buildings have generally been given a conservation grading where they occur in concentrated areas, creating neighbourhoods/streetscapes typical of a certain period

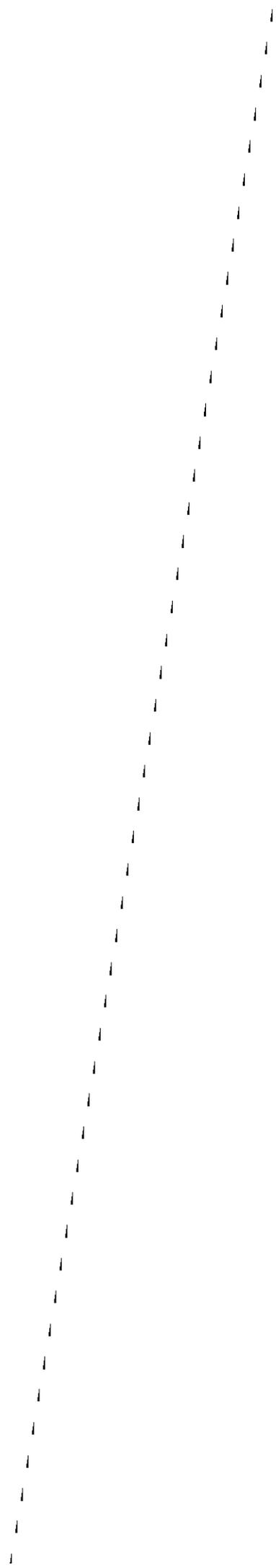
## **Landscape**

The survey and assessment of landscapes is included in Volume 2, Section 6.1 and is divided typologically into 'Formal Parklands', 'Remnants of Former Users', the 'Yarra Boulevard', and 'Natural Drainage and Flood Prone Areas'. An outline of the historical development of each is included and the observations made during the physical survey of the landscapes are given under the heading 'Existing Condition'. In addition, an assessment of the heritage significance of each garden is made under the heading 'Significance'.

The study of private gardens has been beyond the scope of this report, however such an undertaking would be of great worth in the Kew area.

## **2.3 Recommendations**

This volume (Volume 1), contains the recommendations of the report in relation to individual structures, landscapes and areas. These recommendations are made to the Historic Buildings Council, the Australian Heritage Commission, the Ministry of Planning and Environment and the City of Kew. Apart from their commitment to the Register of Significant Trees, it has been outside the scope of this report to make recommendations to non-statutory bodies such as the National Trust of Australia (Victoria), although their contribution to knowledge in the field is obviously of immeasurable value and the recommendations of the report would be relevant to their activities and interests.



**CHAPTER 3.0**  
**RECOMMENDATIONS**

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## 3.0 RECOMMENDATIONS

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### 3.1 Structures

#### 3.1.1 Grade A Structures

The following is a summation of the structures graded 'A' in this study. All are recommended for inclusion on at least one of the Historic Buildings Register, the Register of the National Estate, or the Government Buildings Register. The current status and the consequent recommendation for each Grade A structure is included in the individual citations in Section 5.1.2 (Volume 2), while the recommended conservation zonings and controls under the Planning Scheme that will effect these structures are elaborated upon in Sections 3.3.3 and 3.3.4.

	Recommended conservation zoning	Citation Number
Adeney Avenue		
5, 'Heald Lawn'	UCA 1 (C)	48
7, House	UCA 1 (C)	47
Barkers Road		
-, Xavier College- Chapel	CP1	67
-, Xavier - Main Building	CP1	72
207, M.L.C. - Main Building	UCA 1 (D)	73
207, M.L.C. - Assembly Hall	UCA 1 (D)	74
207, M.L.C.- Resource Centre	UCA 1 (D)	76
395, Preshil School Hall	No cons. zoning	75
Barnard Grove		
53, 'Turinville'	CP1 & 2	1
Barry Street		
7, 'D' Estaville'	UCA 1 (B)	4
Belmont Avenue		
24, House	UCA 1 (C)	17
Boroondara Cemetery		
Gate Lodge	UCA 1 (C)	77
Cussen Memorial	UCA 1 (C)	78
Springthorpe Memorial	UCA 1 (C)	79
Syme Memorial	UCA 1 (C)	80

Cotham Road		
57, House	UCA 1 (D)	31
63, Formerly 'Wilton'	UCA 1 (D)	15
235, 'Wimba'	CP1 & 2	6
292, Fmr. 'Charleville' ('Ross House')	CP1	21
Doona Avenue		
5, House	UCA 1 (D)	28
Edward Street		
9, House	No cons. zoning	50
Fellows Street		
20, Formerly 'Fairholme'	UCA 1 (B)	45
26, House	UCA 1 (B)	55
41, 'Lalla Rookh'	UCA 1 (B)	36
46, 'Neville'	UCA 1 (B)	39
Fernhurst Grove		
10, 'Ferndale'	UCA 1 (B)	40
Glenferrie Road		
867, 'Butleigh Wootton'	UCA 1 (D)	12
878, Formerly 'Melrose'	UCA 1 (D)	23
880, Formerly 'Lancewood'	UCA 1 (D)	22
894, House	UCA 1 (D)	30
896, 'Comaques'	UCA 1 (D)	29
High Street		
2, House and Shop	No cons. zoning	70
185, National Bank	CP1 & 2	69
190, Police Station,	CP1 & 2	68
Courthouse and	CP1 & 2	68
Post Office	CP1 & 2	68
War Memorial	CP1 & 2	81
249, Holy Trinity Church & Rectory	CP1 & 2	65
Highbury Grove		
21 & 23, Former Presbyterian Church & Manse	UCA 1 (D)	66
Hodgson Street		
2, House	UCA 2	59
Kilby Road		
96, House	No cons. zoning	53

Lister Street 24, House	No cons. zoning	60
Malmsbury Street 3, 'Ivy Grange'	CP1 & 2	7
Milfay Avenue 24, House	UCA 2	61
Molesworth Street 3, House	UCA 1 (B)	34
5, Mynda'	UCA 1 (B)	13
65, Formerly 'MacCaulay's Boatshed'	UCA 2	82
76, Townhouses	UCA 2	63
Nolan Avenue 1, Formerly 'Waverley'	UCA 1 (A)	8
15, 'Studley House'	UCA 1 (A)	3
Normanby Road 86, Formerly 'Goldthorns'	CP1 & 2	32
Pakington Street 24, Formerly 'Ramornie'	CP1 & 2	25
37, 'Roseneath'	CP1 & 2	2
Princess Street 99, (& 1 Fellows Street), Houses	UCA 1 (B)	38
Redmond Street 21, House	UCA 2	57
Rockingham Close 19, McCartney House	No cons. zoning	64
Sackville Street 12, Formerly 'Kalimna'	UCA 1 (E)	26
26, 'Blackhall'	UCA 1 (E)	27
29, Formerly 'Berrington'	UCA 1 (E)	20
39, Formerly 'Heathfield'	UCA 1 (E)	18
43, Formerly 'Pomeroy'	UCA 1 (E)	14
52, Formerly 'Dunboe'	UCA 1 (E)	33
59, Formerly 'Glencara'	UCA 1 (E)	35

Selbourne Road		
cNo. 8, Formerly 'Mount View'	UCA 1 (D)	19
9, 'Mahlam'	UCA 1 (D)	24
12, Formerly 'Tarring'	UCA 1 (D)	9
17, House	UCA 1 (D)	49
Stawell Street		
36, House	No cons. zoning	58
Studley Avenue		
13, Lawrence House	UCA 1 (B)	62
14, House	UCA 1 (B)	44
16, House	UCA 1 (B)	46
20, McCutcheon House	UCA 1 (B)	51
Studley Park Road		
6, Formerly 'Torwood'	UCA 1 (B)	37
15, 'Merrion'	No cons. zoning	54
28, House	UCA 1 (B)	42
94, Formerly 'Knowsley' ('Raheen')	UCA 1 (A)	11
99, Fmr 'Dalswaith' ('Campion College')	UCA 1 (A)	43
Studley Park		
Boatsheds	UCA 2	83
Kane's Footbridge	UCA 2	84
Swinton Avenue		
25, Formerly 'Laskey Villa' ('Swinton')	UCA 2	5
Uvadale Grove		
33, House	UCA 1 (C)	52
Walmer Street		
44, 'Villa Alba'	UCA 1 (A)	10
Walpole Street		
73, 'Otira'	CP1 & 2	16
Wills Street		
-, 'Willsmere'	UCA 2	71
Willsmere Road		
5, House	UCA 2	41
Wrixon Street		
34, Formerly 'Fairview'	UCA 1 (E)	56

### **3.1.2 Grade B Structures**

The structures that have been designated as Grade B are identified in the master list in Volume 3, under the street in which they lie. For each there is a record sheet in Section 5.2.2 (Volume 2) that identifies the period of construction of the building and its main points of distinction. None of the Grade B structures are being recommended for inclusion on any of the statutory registers as a result of this study, and instead the main form of control being recommended for these structures is through the planning controls as described in Section 3.3.2.

### **3.1.3 Grade C Structures**

In a similar manner to the Grade B structures, the structures that have been designated as Grade C, are identified in the master list (Volume 3) under the street in which they lie. None of the Grade C structures are being recommended for inclusion on any of the statutory registers as a result of this study. Instead, the planning control that will effect many of these structures are the recommended Urban Conservation Areas described in Section 3.3.3.

## **3.2 Landscapes**

### **3.2.1 Summary of Sites**

The following sites have been considered in the study and assessed for their heritage significance:

**Formal Parklands:**

- Victoria Park
- Alexandra Gardens

**Remnants of Former Users:**

- Former Outer Circle Railway Reserve
- Foley Park

**Yarra Boulevard:**

- Studley Park
- Yarra Bend Park
- The Boulevard

**Natural Drainage System and Flood Prone Areas:**

- Eglington Reserve
- Hyde Park
- Willsmere Park
- Green Acres Golf Club
- Kew Golf Club
- Hay's Paddock
- Stradbroke Park

### **3.2.2 Recommendations**

Of the sites assessed, all bar Foley Park are recommended for inclusion in Urban Conservation Areas, while the Yarra Boulevard and Victoria Park (together with the Boroondara Cemetery) are also recommended for inclusion on the Register of the National Estate. Prior to works being carried out in any of the parks/open spaces within Urban Conservation Areas, it is recommended that further research be undertaken to establish the extent and nature of changes that have occurred in their planting and layout, and that plans be developed that have regard for the established significance of the sites.

### 3.3 Planning

#### 3.3.1 Existing Controls

##### 3.3.1.1 Introduction

The following is an overview of the planning controls that apply in the City of Kew and an assessment of their possible effect on heritage conservation in the municipality. In this context, planning controls include the whole range of controls upon physical development including planning schemes, by-laws and building regulations. A background to the development trends is also presented to identify where future development pressures may arise.

##### 3.3.1.2 Population and Residential Land Use

An assessment of the demographic and land use features in the City of Kew will provide an indication of the possible development pressures that may arise in the future, thus having an effect upon conservation in the area.

The following table shows actual and estimated population for the City of Kew between 1976 and 1985.

**Table 1.** Estimated and Projected Residential Population, City of Kew

	Households	Persons	Average annual rate of population growth (per cent)
1976	9,800	31,200	-
1981	10,100	29,700	(0.99)
1985	-	29,800	0.08

Source: Australian Bureau of Statistics

Population in the municipality has generally declined since 1976, however the most recent estimates indicate that the population is static. In contrast to the reduction in the average numbers of persons per household, household numbers have continued to increase. Households are expected to increase slowly in future. This will depend directly on the rate of multi-unit development in the municipality, which is expected to increase and to be in the form of dual occupancy (two dwellings on the same allotment). Under these circumstances the total number of households is expected to increase over the period to the year 2012, with the number of persons per household continuing to decline.

The following table shows the number of dwellings (houses plus other dwellings) for which building permits have been issued since 1975/76. It is important to note that these figures include as 'houses', dual occupancies and other multi-unit dwellings that are detached, and as a result the amount of multi-unit development is considerably understated.

**Table 2. Building Permits Issued, City of Kew**

	Houses	Other dwellings	Total
1975/76	39	174	113
1976/77	20	165	185
1977/78	63	163	226
1978/79	31	35	66
1979/80	30	40	70
1980/81	47	38	85
1981/82	41	61	102
1982/83	31	30	61
1983/84	29	61	90
1984/85	35	72	108
Average Annual	34	84	111

Source: Australian Bureau of Statistics

House construction has remained relatively steady over the ten year period averaging 34 houses per year. 'Other dwellings', including flats, town houses and duplexes, tend to fluctuate to a much greater extent than housing approvals, averaging 84 approvals per year for the period. The sudden decline in the number of 'other dwellings' around 1978 was the result of the economic conditions of that period and the introduction of the existing code that discouraged barrack-like blocks of flats common in the 1960s and 1970s. The construction of houses and other dwellings is not concentrated in a single identifiable area but rather tends to occur when land becomes available. Land becomes available in the event of the demolition of an existing building or a change of land use. Annual approvals of all dwellings represent around 1.1 % of the total existing stock and given the lack of vacant allotments in the municipality, all new dwellings represent a replacement of the existing stock.

Given the convenient location of the City of Kew to most employment opportunities in Melbourne, it is expected that pressures for further residential development will be maintained. The extent to which redevelopment occurs will depend upon building economics and planning controls. From time to time conflicts will emerge between the need for redevelopment on the one hand, and the need to preserve important buildings and areas on the other.

### 3.3.1.3 Non-Residential Land Use

Development of other non-residential land uses in Kew tends to vary significantly depending upon the size of individual projects. A general overview of development trends in recent years is given below:

#### Shops

In 1983 the City of Kew had around 20,000 square metres of retail floor space within its boundaries. Around 60 % of this space is located at Kew Junction and 20 % in the High Street/Harp Road centre. No significant retail development has occurred in the municipality in recent years. No provision has been made in the Planning Scheme for the development of significant new shopping floor space. Redevelopment of shops will occur from time to time and is mainly expected to take the form of incremental extensions to existing centres such the extensions to the Safeway supermarket currently under weigh in Walpole Street at Kew Junction or the redevelopment of existing inefficient floorspace.

#### Factories

There are two small areas of industrial zoning in the municipality. One is located at the intersection of High Street and Denmark Street and the other on High Street between Station Street and Woodlands Avenue. No significant industrial development has taken place in Kew in recent years and it is not expected that any will occur in the near future.

#### Offices

In the past three years some significant office development has occurred along High Street and Cotham Road in the Service Business and Restricted Business Zones. Four office developments have occurred in this area during this period, the latest of which is nearing completion at 17 Cotham Road. The development of such office complexes is expected to continue within the Restricted Business Zone, the Light Industry and Service Business Zones depending upon the availability of sites. Office development in the Service Business Zone is now restricted to a maximum floor area of 500 square metres and it may be expected that much of the redevelopment in this zone will consist of redevelopment of existing buildings. Pressures for rezoning to allow further office development may occur from time to time in relation to individual projects, however such projects are expected to be in the small to medium size range and such pressures are likely to be resisted.

#### Institutional Uses

The City of Kew has a significant number of institutions within its boundaries, mainly in the form of educational and health institutions. A number of private schools are located in the municipality and in 1984 over \$10 million worth of building works was carried out on the Methodist Ladies' College, Trinity Grammar School and Carey Baptist Grammar School combined. Another major institution is Willsmere Hospital which is to be decommissioned in the near future and it is expected that it will be put to a different use. It appears that institutions will continue to be prominent land users in the City of Kew. They have followed the trend of

occupying some of the the larger historic buildings and, once established, have tended to grow in response to the needs of the community that they serve. As a result, a substantial part of the Council's conservation planning effort will need to continue to be directed towards institutional land uses and the difficulty of controlling their expansion.

### Recreational Uses

Because of the location of the municipality along a significant part of the Middle Yarra River there are large areas of open space used for both active and passive open space. The area contains three privately owned golf courses ('Kew', 'Green Acres' and that at Yarra Bend Park). The Yarra Valley area also contains large areas of passive open space in the municipality, including Studley Park. Other significant areas of public open space include Victoria Park, Stradbroke Park, Alexandra Gardens, Willsmere Park and Hays Paddock.

The 'Middle Yarra River Concept Plan Study' is currently being undertaken by a working group co-ordinated by the Ministry for Planning and Environment. It covers the areas in the river valley from Dights Falls to Burke Road and its objectives are to:

- provide a network of paths for cyclists and pedestrians along the entire river valley
- develop public access to the river
- provide facilities for a range of suitable water-based recreational activities
- protect and conserve the natural resources of the river
- protect and enhance the appearance of the valley
- protect sites of prehistoric, historic, educational and scientific interest

Upon its completion, it is expected that the plan will make recommendations relating to sightline and skyline controls, flood management control and streamside environment controls in areas of significant native bushland.

#### 3.3.1.4 Planning Controls

There are a wide range of controls over the use and development of historic buildings and sites. It is generally useful to distinguish between statutory and non-statutory controls.

#### Town and Country Planning Act

This is an Act of the Victorian Parliament which enables a range of authorities to establish planning controls over defined areas. These planning controls are incorporated either within Planning Schemes or Interim Development Orders (IDOs) and their creation is enabled by the *Town and Country Planning Act*. The Act itself does not constitute a planning control and authorities which may create planning controls include the Ministry for Planning and Environment, regional planning authorities and municipal councils.

The Third Schedule to the *Town and Country Planning Act* specifies a range of matters that may be included in or controlled by planning schemes or IDOs. Environmental and heritage controls are specified under paragraphs 8, 8A and 8B of the Third Schedule, allowing controls over the

demolition, external alteration and erection of new buildings. Also included in these paragraphs is the ability to control the removal of trees and bushland.

### Melbourne and Metropolitan Planning Scheme

One of the most important instruments for the implementation of the recommendations of this study is the Melbourne and Metropolitan Planning Scheme (MMPS). An Instrument of Delegation sets out the terms and conditions of the delegation and Council can administer most of the contents of the Scheme, apart from matters relating to applications for purposes specified as 'metropolitan uses', which include major shopping centres, office developments, hospitals, and any proposals to develop reserved land.

Conservation controls in the MMPS usually take the form of an overlay to the existing zone structure and generally apply to the demolition and external alteration of existing buildings and the erection of new buildings. These controls are described in the Scheme as Urban Conservation Areas No.1, which applies controls to both the demolition and alteration of buildings and the construction of new buildings, and Urban Conservation Area No. 2, which only controls the construction of new buildings.

In addition to the conservation controls, amendments are expected to be carried out to the MMPS to enable individual buildings to be controlled if they are within Urban Conservation Areas. It is being recommended that Urban Conservation Areas and controls on individual buildings be used to implement some of the objectives of this study. The individual listing of buildings has the advantage that it allows the buildings to be identified and protected where such buildings are not located within an Urban Conservation Area.

The controls contained within the MMPS are distinct from the building controls specified in the Victorian Building Regulations. In general a building permit will be required when structural alterations are to be carried out. Planning permits are usually required for subdivisions, a change of use, carparking or access or when demolition or external alteration is proposed in an Urban Conservation Area.

### Amendments to the Melbourne and Metropolitan Planning Scheme

As from the 1 July 1986, councils in the metropolitan area have been permitted to carry out amendments to the MMPS. The areas of the Scheme that councils are permitted to amend are essentially restricted to matters of local importance that do not affect areas outside the municipality.

Councils are not able to exhibit amendments to the MMPS to allow developments such as extractive industries, hotels with more than 1000 square metres of floorspace, offices with more than 4000 square metres of floorspace and major shopping complexes. With ministerial approval, there are many areas of works where Councils will be able to exhibit their own amendments. Approval of amendments will, as is presently the case, remain at the discretion of the Minister.

The introduction of these changes will allow councils a certain amount of control over the content of their Planning Schemes. In the context of this study Kew City Council would have the ability to exhibit amendments to the MMPS to implement the recommendations of the Study, should it wish to do so.

#### Historic Buildings Register

The *Historic Buildings Act* (1981) provided for the establishment of the Historic Buildings Council which, in turn, established and administers the Historic Buildings Register. This register gives statutory protection to buildings of architectural or historic significance. Demolition of such buildings is subject to the approval of the Historic Buildings Council. The following buildings in Kew are included on that Register (subject to recent additions):

'D'Estaville', 7 Barry Street  
'Ross House', 292 Cotham Road  
'Springthorpe Memorial', Boroondara General Cemetery  
'Raheen', Studley Park Road  
'Villa Alba', 44 Walmer Street

The Historic Buildings Council also administers the Register of (State) Government Buildings. The following buildings in Kew are included on that Register (subject to recent additions):

'Willsmere Hospital', Princess Street  
Police Station and Court House, High Street  
'Villa Alba', 44 Walmer Street

#### Register of the National Estate

The Australian Heritage Commission maintains the Register of the National Estate which records places of natural and cultural significance throughout Australia. This a statutory register that controls the actions of any Commonwealth Government minister or agency. The following buildings in Kew are included on the Register (subject to recent additions):

'Ross House', 292 Cotham Road  
'Lalla Rookh', 41 Fellows Street  
'Studley House', 15 Nolan Street  
Holy Trinity Church and Rectory, Pakington Street  
'Merridale', 43 Sackville Street  
'Willsmere Hospital', Princess Street  
'D'Estaville', 7 Barry Street

## National Trust Classification

The National Trust of Australia (Victoria) is a non-statutory organisation that keeps a register of buildings, areas and landscapes of architectural or historic interest. The following buildings in Kew are Classified by the Trust (subject to recent additions):

'D'Estaville', 7 Barry Street  
'Springthorpe Memorial', Boroondara General Cemetery  
'Syme Memorial', Boroondara General Cemetery  
'Ross House', 292 Cotham Road  
'Lalla Rookh', 41 Fellows Street  
'Mynda', 5 Molesworth Street  
'Studley House', 15 Nolan Street  
Holy Trinity Church and Rectory, Pakington Street  
'Willsmere Hospital', Princess Street  
'Merridale', 43 Sackville Street  
'Dalswraith', 99 Studley Park Road  
'Raheen', Studley Park Road  
'Villa Alba', 44 Walmer Street

In addition, the following Kew buildings are Recorded by the Trust (subject to recent additions):

'Turinville', 53 Barnard Grove  
'Wimba', 235 Cotham Road  
Houses, 1Fellows St/99Princess St  
'Butleigh Wootton', 867 Glenferrie Road  
'Ivy Grange', 3 Malmsbury Street  
'Burke Hall', 1 Nolan Street  
'Roseneath', 37 Pakington Street  
'Houghton', 120 Princess Street  
'Blackhall', 26 Sackville Street  
House, 29 Sackville Street  
'Tarring', 12 Selbourne Road  
'Windella', 51 Studley Park Road  
'Swinton', 25 Swinton Avenue

An important role of the Trust has been its ability to lobby those groups with formal permit issuing powers in instances where conservation is considered to be important. The Trust has also taken a key role in negotiating with developers of sites and buildings of heritage value, regardless of the existence or otherwise of statutory controls.

In summation, there is a range of both statutory and non-statutory controls over sites and buildings of heritage significance in Kew. In general terms there is not provision for one statutory control to override or supersede any other. As a result, where a number of controls apply to an individual building or site, any proposed works must comply with all the relevant controls.

### 3.3.1.5 Government Policies

All levels of government in Australia have the ability to have an impact upon the urban structure and so have implications for the conservation of the historic buildings and sites in Kew. In general, the Commonwealth Government has little direct impact upon the urban fabric of Kew apart from funding State and Local Governments through a range of budgets and grants.

In the broad sense of the term 'planning', the State Government is involved in the economic direction of Victoria. The overall economic direction for the State is outlined in a series of publications broadly referred to as the 'Economic Strategy for Victoria'. Of some relevance to Kew are the Government policies relating to tourism and technology. The promotion of Melbourne as a city with a significant built heritage is part of the overall tourism strategy, and the implementation of the recommendations of this study may be seen as a part of this strategy.

Of potential importance in the future, is the State Government's 'Technology Statement' released in July 1986. This strategy aims at allowing Victoria to take full advantage of the growth in technology in the areas of information technology, biotechnology and new materials. Just how this strategy will manifest itself in terms of the development of the Kew study is difficult to foresee, however it will be likely to lead to increased demands for suburban office development of the kind that is already occurring along Cotham Road and High Street.

One important building regulatory change that is to eventuate at the State level is the transferral of building siting controls from the Victorian Building Regulations to the individual planning schemes throughout the State. These regulations are expected to be more detailed than the existing regulations and will have implications for the conservation of historic buildings. In general it is expected that the new regulations will be more flexible than the existing regulations and should be of some assistance in the preservation of buildings.

Council by-laws created under the *Local Government Act* can often duplicate controls on the use and regulation of the built environment. The City of Kew has recently reviewed and revoked all by-laws that were in conflict with or no longer relevant to, the proper administration and development of the municipality.

There are no existing amendments to the MMPS that are expected to have implications for the effective conservation planning of Kew. In future the two important studies that will have such implications are this study and the previously mentioned Middle Yarra River Study.

### 3.3.2 Recommended Planning Controls

The approach recommended for the implementation of a conservation strategy for the City of Kew is that controls should be applied through the provisions of the *Historic Buildings Act* and the *Australian Heritage Commission Act*, and the provisions of the existing planning scheme.

The recommended controls relate to both areas and precincts, and individual structures. It is recommended that area control be achieved through the designation of certain parts of the City as Urban Conservation Areas (UCA) under the existing provisions of the planning scheme. In addition to area controls, the protection of about 430 individual structures (designated Grade A and B in the study) has been recommended through their being listed in the Planning Scheme, while Grade A buildings are recommended for inclusion on at least one of the Historic Buildings Register, the Government Buildings Register or the Register of the National Estate. While all Grade A buildings are recommended to be listed in the Planning Scheme, a number fall outside the recommended Urban Conservation Areas and therefore have no protection of their surroundings. As a result, it is recommended that some of these buildings be protected through Conservation Plan (CP) areas which provide for control of land associated with or adjacent to, a designated structure. Those buildings recommended to have protection through CP areas are outlined in the following figures and in the master list of streets in Volume 3 of the report.

### 3.3.3 Recommended Urban Conservation Areas

Six discrete areas of the City have been recommended for designation as Urban Conservation Areas No.1 under the MMPS. These are all new conservation areas, as none presently exist in the City of Kew. The six areas designated Urban Conservation Area No. 1 are in the environs of:

- A Walmer Street
- B Barry Street
- C Glenferrie Road
- D Boroondara Cemetery
- E Sackville Street
- F Oswin Street

The exact extent of each is shown in detail on the following plans, and the reasons why the designations have been made, briefly described.

The UCA 1 areas are essentially built-up areas in which the predominant concern is the conservation of the building stock and the associated environs. The specific provisions of the Planning Scheme (Division 3C - Urban Conservation Areas, Clause 25L(4)) under which controls to such areas are derived is as follows:

Save with the permission of, and subject to such conditions as may be specified by the responsible authority -

(i) no building or works shall in any way be pulled down, removed or externally altered whether by way of structural or otherlike works by painting, plastering, sandblasting or by any other form of decoration or by any other means; and

(ii) no building or works (other than a sign if permitted by or pursuant to this ordinance, sewerage, drainage, water supply and gas mains, oil pipelines, electricity transmission lines operating at a voltage of less than 220,000 volts, and telephone lines) shall be constructed.

The implications of this designation are that essentially all works would require a planning permit where they in any way affect the exterior of an existing building or the land on which it stands, or where it is proposed to erect a new building. The extent of the application of specific controls would then depend upon whether the building or site was individually identified within the study and if not, whether the works would impinge on any adjacent buildings or sites identified as being of significance.

In addition to the six UCA No.1 areas, tracts of land have been designated Urban Conservation Area No. 2 (refer figure). The largest of these is the area by the Yarra River encompassing areas of natural vegetation, flood plains, major publically and privately-owned open spaces and buildings in and near those areas. UCA No2 areas have also been designated for the former creek systems that now remain as open space extending north from around Eglinton and Stradbroke Parks, part of the former Outer Circle Railway land near Burke Road, the Alexandra Gardens, and the buildings bounding the Boroondara Cemetery (refer figures).

In the main, the UC2 areas are those in which the major concern is the conservation of landscape, or in which the landscape is the dominant feature. The specific provisions of the Planning Scheme (Division 3C - Urban Conservation Areas, Clause 25L(5)) under which controls to such areas are derived is as follows:

Save with the permission of, and subject to such conditions as may be specified by the responsible authority no buildings or works ( other than a sign if permitted by or pursuant to this Ordinance, sewerage, drainage, water supply and gas mains, oil pipeline, electricity transmission lines operating at a voltage of less than 220,000 volts, and telephone lines) shall be constructed.

Within such areas no demolition or alteration control would apply, however all new works would require a planning permit. The broad objective of such a control is to enable Council to control the extent and scale of such development, particularly in those areas that contain substantial open space in which the conservation of that space is a major concern, and in sensitive areas such as bounding the Boroondara Cemetery. Demolition control of certain structures within the UC2 areas is recommended through the individual listing of all Grade A and B structures that fall within them.

PLAN OF  
CITY OF KEW

SCALE 1:15000

Recommended Urban Conservation Areas

	UCA 1
	UCA 2

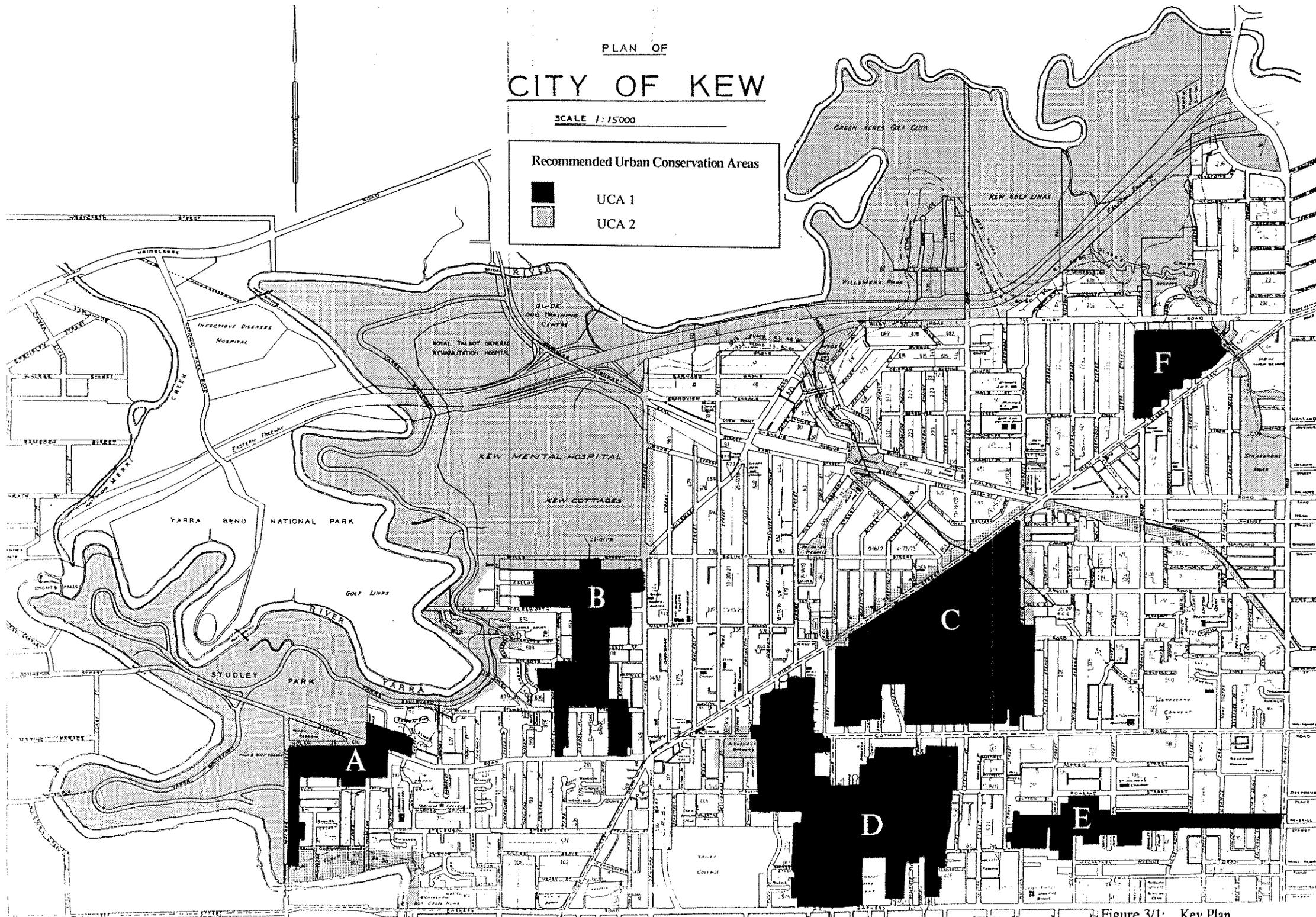


Figure 3/1: Key Plan



Figure 3/2: UCA 2

### 3.3.3.1 UCA No.1 (A)

This area contains 5 buildings that have been designated Grade A in the study; all mansions of the nineteenth and early twentieth century. Their collective impact on the character of Studley Park Road, Nolan Street and Walmer Street is considerable, and the concentration of Victorian and Edwardian Grade B buildings along Walmer Street adds to this character. In recent years the buildings themselves have been quite well maintained, however some of the institutions that now occupy the area have been responsible for insensitive infill buildings that detract quite severely from the earlier structures. The recommendation of this area as an Urban Conservation Area No. 1 is in the main to protect the buildings as a domestic group and to preserve/reinstate, the sensitive interface between the streetscapes and the parks onto which they face. The parklands surrounding this area have been recommended as an Urban Conservation Area No. 2.

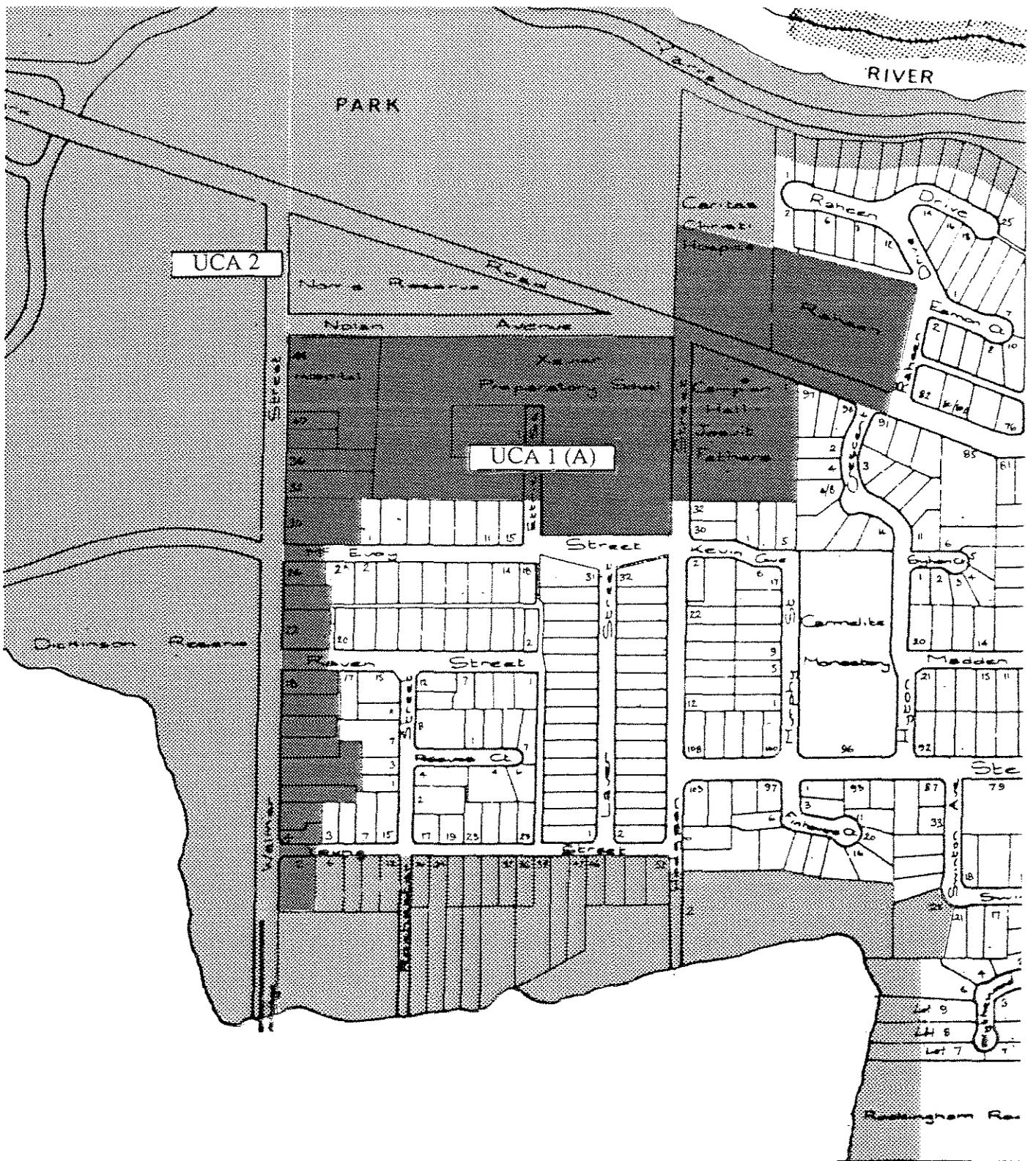


Figure 3/3: UCA 1 (A)

### 3.3.3.2 UCA No.1 (B)

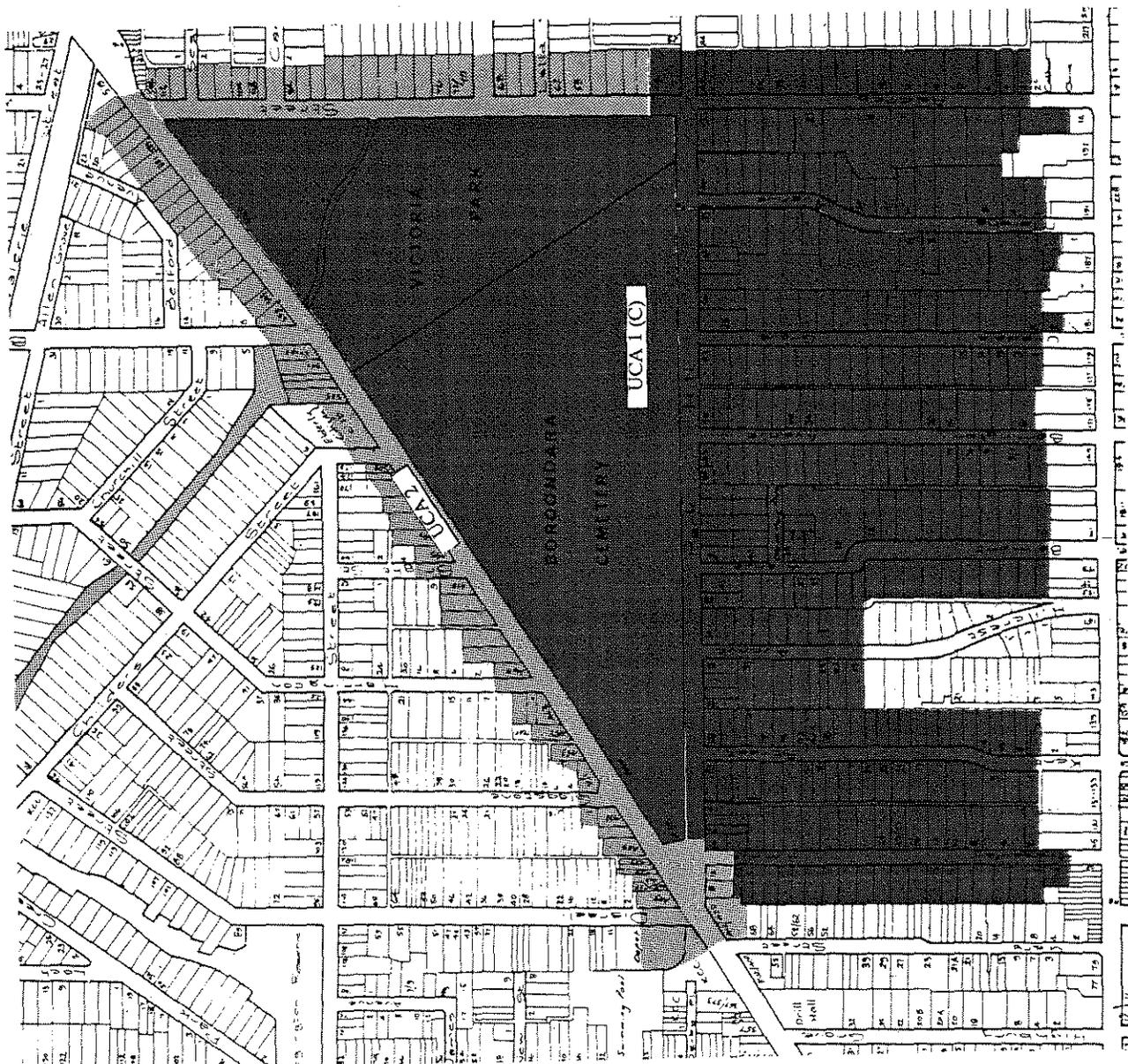
This area contains 14 buildings that have been designated Grade A in the study; most of which were built during the late Victorian and Edwardian periods. This is one of the few areas containing such a concentration of large Edwardian buildings in Melbourne, and most of the houses were designed by prominent architects of the time. The topography of the area has in a number of cases been used to advantage by the designers, resulting in visually prominent buildings. The recommendation of this area as an Urban Conservation Area No. 1 is in the main to protect the buildings as a group within a sensitively designed domestic environment.



### 3.3.3.3 UCA No.1 (C)

This area contains 8 structures that have been designated Grade A in the study, and includes the large tracts of land of Boroondara Cemetery and Victoria Park. Boroondara Cemetery is an historic site of significance to Kew, that contains monuments of wider significance. Four monuments within the Cemetery have been designated as Grade A structures (mainly on architectural grounds), however the cemetery's significance lies in its overall intact state and the historic nature of many of the graves within it, and for its proximity to Victoria Park. For this reason the two are recommended for protection as an Urban Conservation Area No.1, while they have also been nominated for inclusion on the Register of the National Estate. The streets to the south of the cemetery contain four Grade A houses, and a high concentration of Grade B and C buildings of the Edwardian and inter war periods. They warrant protection as an area of architectural significance and as forming a most in keeping southern boundary to the cemetery and Victoria Park. The strips of Urban Conservation Area No.2 recommended to the north and east of this area are designed to control the nature of developments in the immediate proximity of this historic precinct.

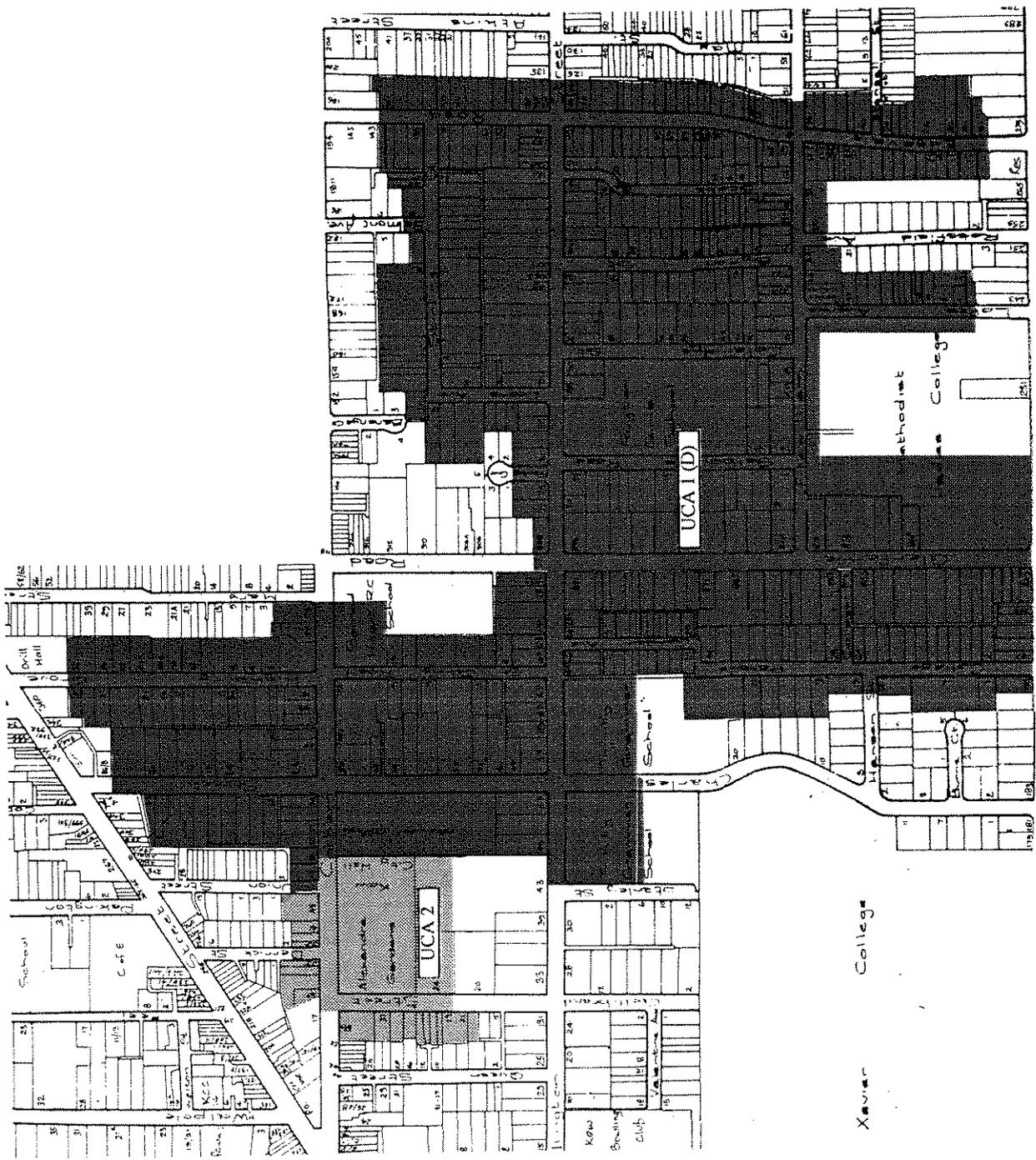
Figure 3/5: UCA1 (c)



#### 3.3.3.4 UCA No.1 (D)

This area contains 16 structures that have been designated Grade A in the study. Most of these Grade A buildings are mansions built in the Victorian period and they are concentrated around the western end of the area, particularly in Glenferrie and Selbourne Roads. Many of these mansions no longer have sympathetic surroundings, and a number have been turned to institutional uses. The eastern end is of a different nature, being one of the few concentrations of small to medium scale Victorian housing in Kew, that resulted from housing estates of the 1880s such as the Edgevale Estate and the Doona Hill Estate (Refer Section 4.1.2). It has a very high concentration of Grade B and C buildings and they combine to form streetscapes of an homogeneous nature. The Urban Conservation Area has been recommended to encourage the creation of more sympathetic surroundings for the large houses at its western end and to maintain the domestic coherency of the eastern end. The Urban Conservation Area No.2 that abuts on to the western face of this area has been recommended to protect Alexandra Gardens and the quality of its surroundings.

Figure 3/6: UCA 1(D)



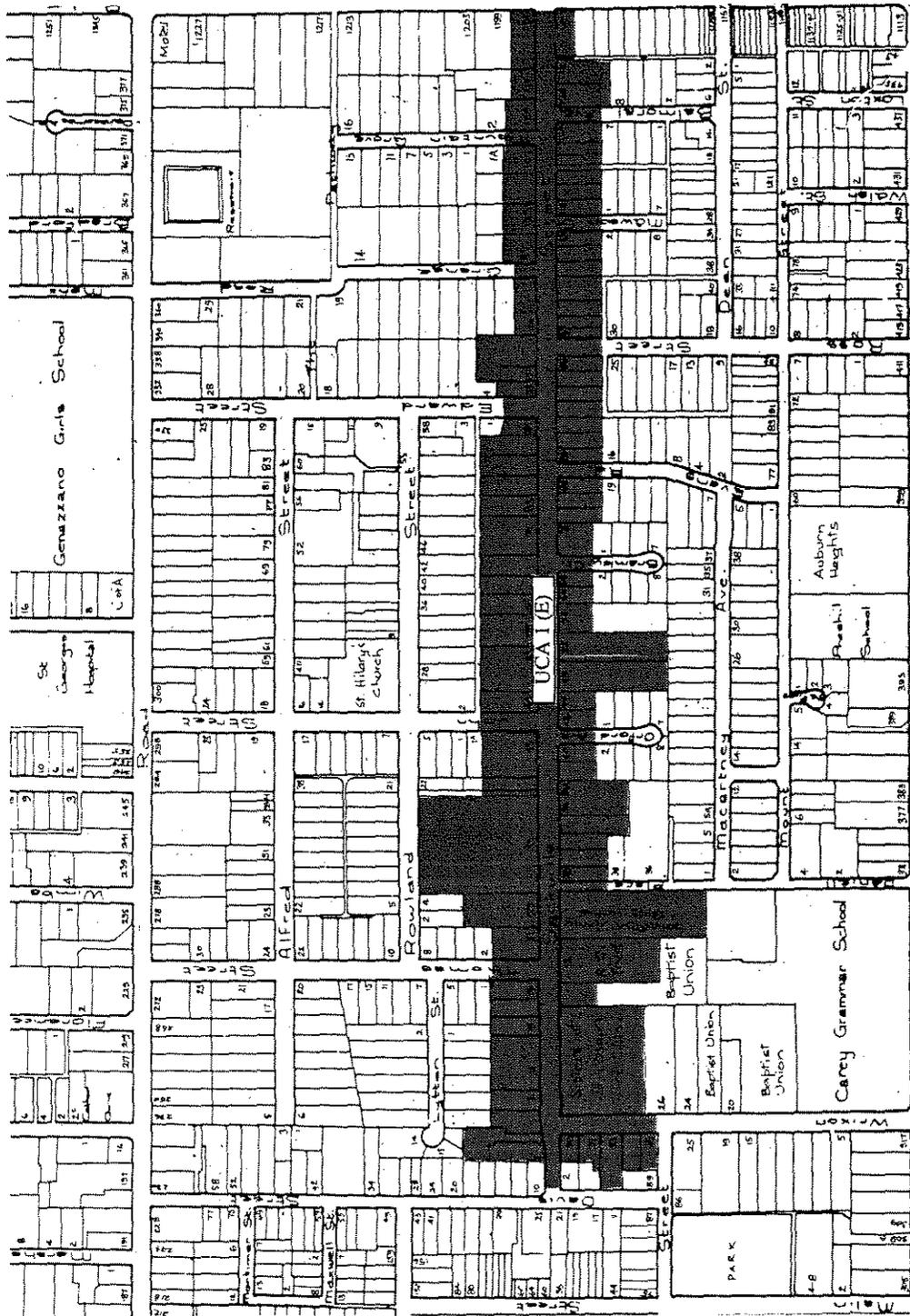


Figure 3/7: UCA I (E)

### 3.3.3.5 UCA No.1 (E)

Sackville and Wrixon Streets contain 8 houses that have been designated Grade A in the study. Most are mansions of considerable size built in the late Victorian period, that are set on their original, generous allotments of land. Between these there is a high concentration of Grade B and C buildings. They combine, particularly at the western end of the street, to form an impressive collection of large houses, many of architectural distinction. Of the Grade B and C houses in the area, most were built after the Victorian period, but they have maintained the architectural distinction of the street. The Urban Conservation Area is recommended with the intent to maintain this group of large houses on their original land holdings.

### 3.3.3.6 UCA No.1 (F)

This area is at variance with the other recommended Urban Conservation Areas, in that it contains no Grade A buildings. It is recommended as an Urban Conservation Area because it is one of the most intact concentrations of 1920s housing in Melbourne, and because it contains many houses built under the housing scheme of the State Bank, started in 1921, to the bank's stock designs. The impact of the bank on the development of the north-eastern areas of Kew is described in more detail in the history (Section 4.1.4). The objective of the Urban Conservation Area is to maintain the homogeneous nature of the area's streetscapes with the aim of preserving not only the houses themselves but also any intact appendages such as outbuildings, fences and gardens. This area abuts a recommended Urban Conservation Area No.2, that encompasses a former creek system and extends from Stradbroke Park to the Yarra.

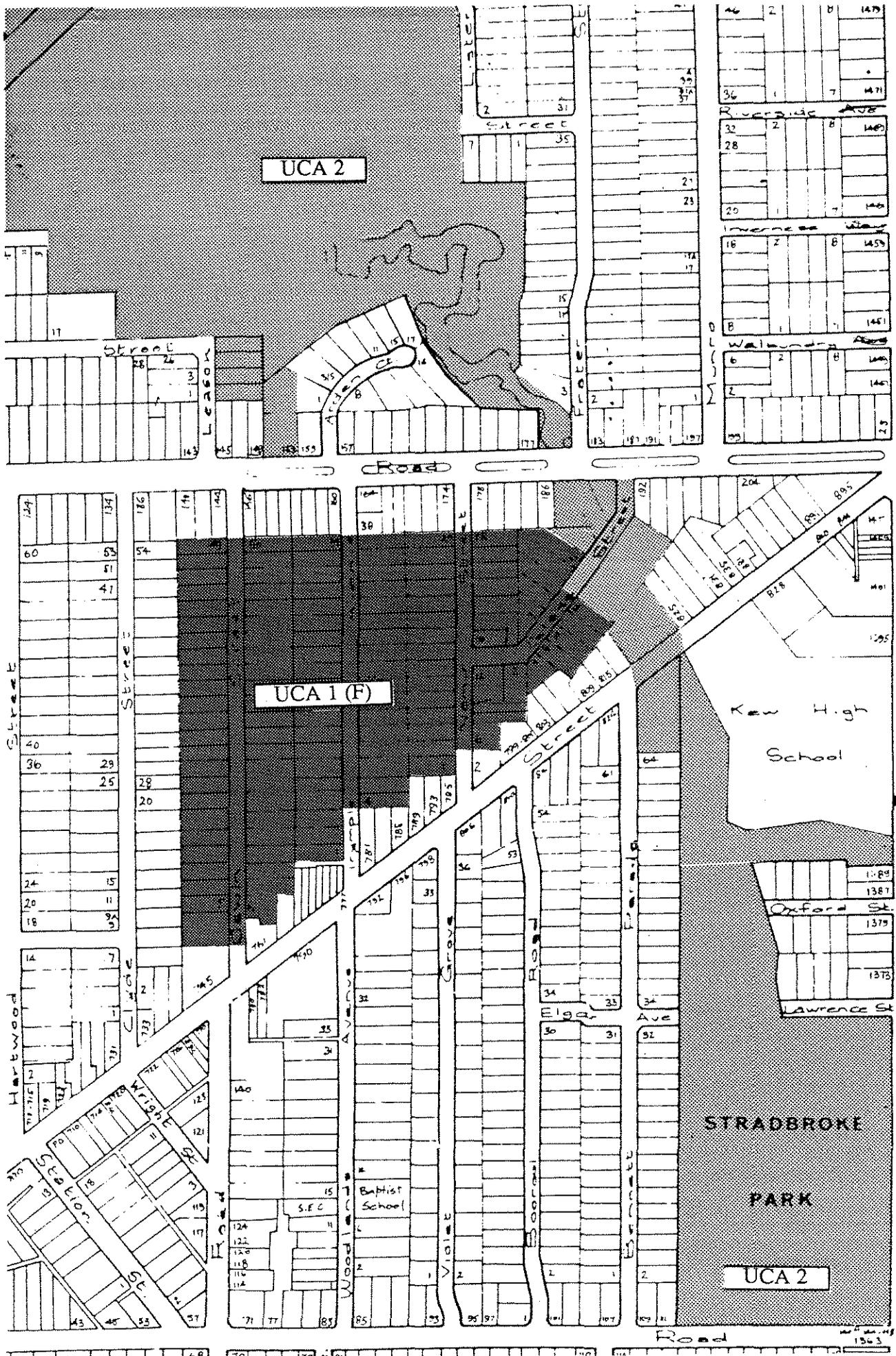


Figure 3/8: UCA 1 (F)

### 3.3.4 Recommended Listing of Structures

Three grades of designation have been applied to those structures identified as being of interest as described in Section 2.2 Survey Method and Designation of Places (Grades 'A', 'B', and 'C'). It is recommended that protection of these structures should be provided for by the inclusion on specific registers (as outlined above) and/or through listing the structures in the planning scheme.

#### Grade A Structures

Those structures identified as 'Grade A' are all recommended for listing under the planning scheme and for inclusion on one or more of the statutory registers. In broad terms it is recommended that Grade A buildings should be subject to alteration, addition and external works control and should be prohibited from being demolished. Where such buildings lie outside recommended Urban Conservation Areas, the land on which they stand and in some cases the adjacent land, has been recommended for designation as CP1 or CP2 areas respectively under the provisions of Division 3D Clause 25M of the MMPS. The CP1 designation will enable the control of development on the whole of the land on which the designated structure stands, and the CP2 designation provides control over development on adjacent land, where it is considered that such development might be detrimental to the Grade A building. Those areas identified as CP1 or CP2 are indicated on the following figures. Control of the application of external finishes is recommended to be limited, to ensure that no works are carried out to a structure that are not reversible. For example the painting of an unpainted brick wall would not be approved as it is difficult to remove, however the use of Victorian colours on a nineteenth century building would not be a strict requirement. The main determinant on the selection of paint colours for Grade A buildings should be the effect that a proposed scheme would have on the impact and contribution of that building to the streetscape in which it stands.

#### Grade B Structures

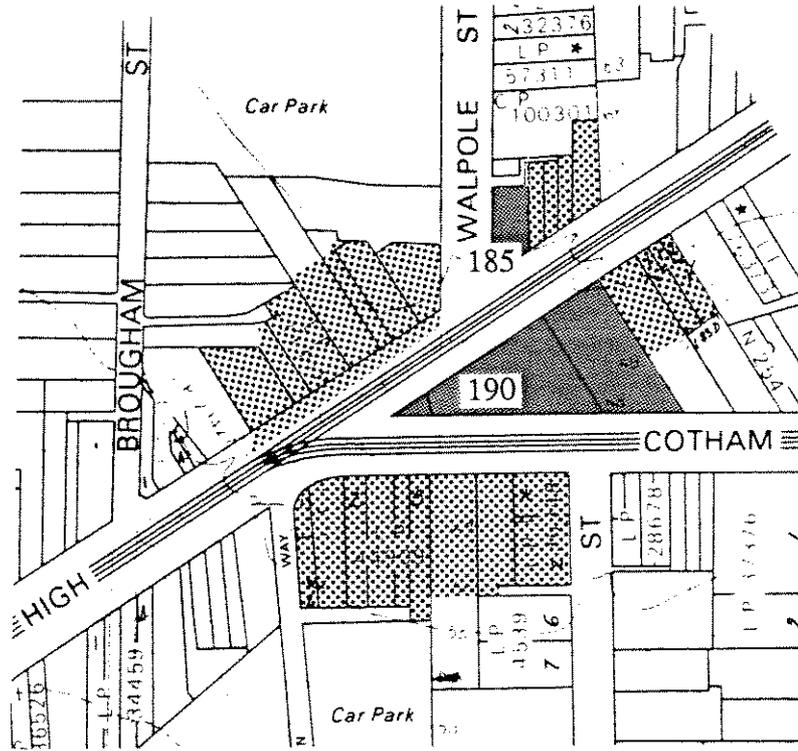
Those structures identified as 'Grade B' are also recommended for control under the planning scheme. Where such buildings stand within the UCA1 areas, the provisions applying to those areas would also apply to the individual buildings. Irrespective of whether Grade B buildings fall within recommended Urban Conservation Areas, they are also recommended for listing in the planning scheme. The recommended controls to be applied to Grade B buildings are demolition, and alteration and addition control. Control of the application of external finishes is also recommended to be limited to ensure that no works are carried out to a structure that are not reversible. Similarly to Grade A buildings, the main determinant on the selection of paint colours for Grade B buildings should be the effect that a proposed scheme would have on the impact and contribution of that building to the streetscape in which it stands.

#### Grade C Structures

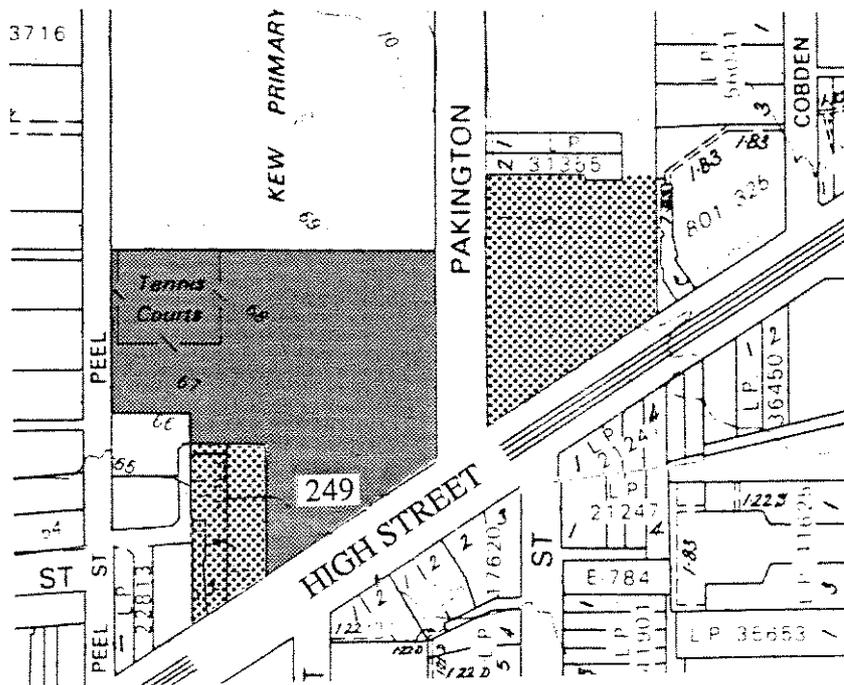
Grade C structures are not recommended for any statutory control, although many fall within UCA1 or UCA2 areas and will gain a level of protection as a result. The principal concern with these structures is the manner in which they contribute to the character and make-up of the streetscape, and on a larger scale, the individual precincts. While there is scope to control demolition and alteration of such buildings it is recommended that such controls should not be applied, and that the emphasis should be on ensuring that the particular character of a streetscape/precinct is maintained in any new work.



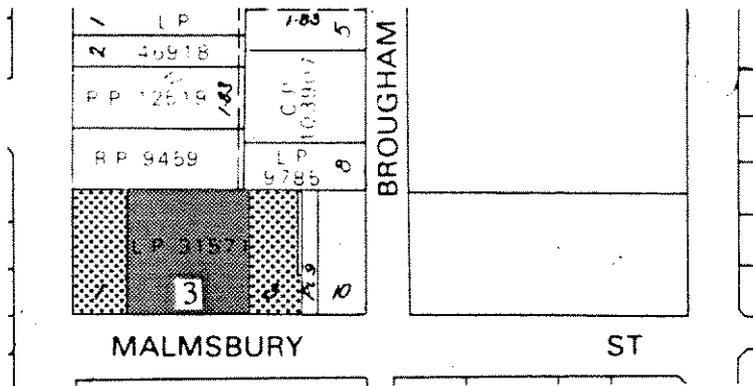




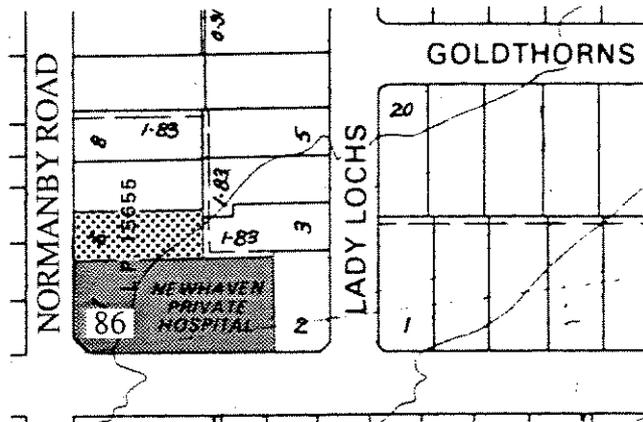
National Bank, 185 High Street  
 Police Station, Courthouse, Post Office, War Memorial, 190 High Street



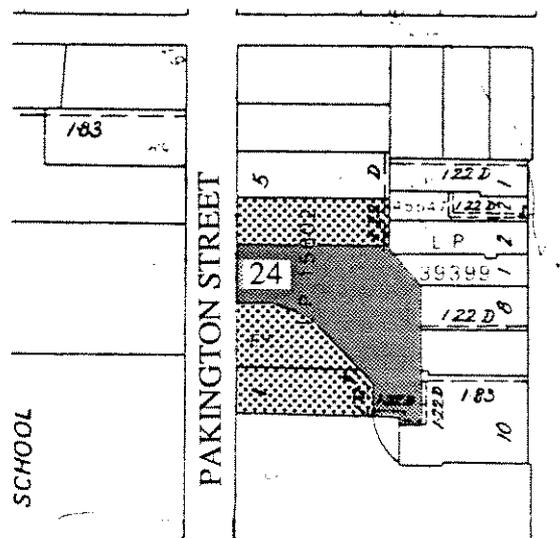
Holy Trinity Church, 249 High Street



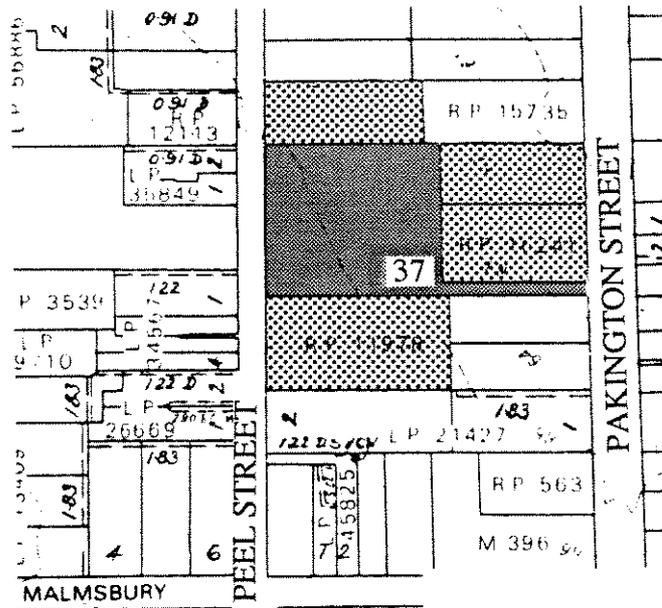
'Ivy Grange', 3 Malmsbury Street



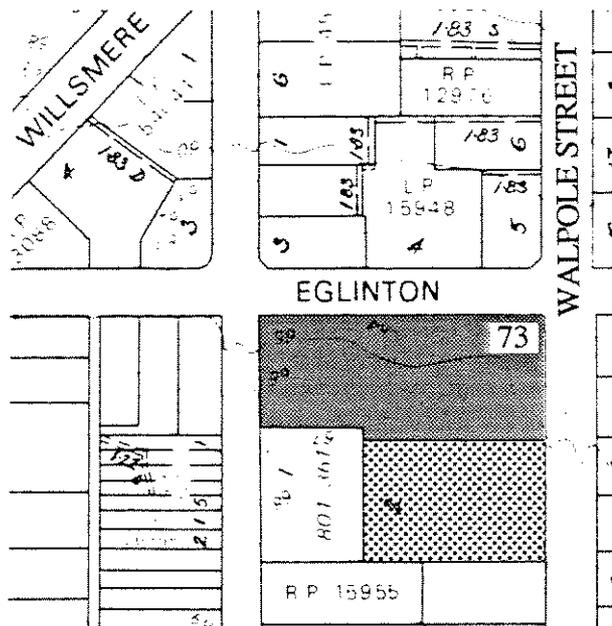
Fmr 'Goldthorns', 86 Normanby Road



Fmr 'Ramornie', 24 Pakington Street



'Roseneath', 37 Pakington Street



'Otira', 73 Walpole Street

### **3.4 Building Conservation**

In addition to the provision of statutory planning controls it is recommended within the study that building conservation should be actively encouraged through the provision of conservation guidelines. These guidelines are contained in Volume 2, Section 7. The objective of the guidelines is to provide direction for all property owners who wish to undertake works that affect the exterior of their property regardless of whether it is listed. The guidelines are intended to engender an interest in conservation as a whole and to provide specific, practical advice as well as advice on the original appearance of buildings.

While the guidelines are of potential use to all owners of 'A' 'B' or 'C' grade buildings and also to some buildings that have not been given a grading at all, they are of particular relevance to owners of 'B' grade buildings. It is to be encouraged that those buildings be restored, and for missing details on them to be recreated. Volume 3 Section 8.2, is the 'Master List of Structures by Street' and this lists all the 'B' grade buildings in Kew under the streets in which they lie. For each Grade B building, there is also an illustrated data sheet in Volume 2, Section 5.2. These data sheets identify which period/s the building belongs to and which of its elements (eg roof tiles, joinery etc.) are of most concern to this study. By referring to the data sheets when an inquiry is made about a Grade B building, the appropriate Conservation Guidelines can be made available to the building owner.

### **3.5 Building Infill**

Further to the aim of this study to encourage conservation action on buildings with heritage significance, it is a stated aim to also encourage sympathetic and innovative design in the area. Kew is an area that has been fortunate in attracting some very exciting buildings and it is the aim of this study to continue to encourage this; but not at the expense of buildings that are already contributing in a positive manner to the area. On sites at present occupied by buildings of no concern to the study (that is any site excluded from the listing of Volume 3 Section 8.2), it is recommended that the approach outlined in Volume 2, Section 7.2 Building Conservation Guidelines No.1 'New Works: Alterations and Additions' and No.2 'New Works: Residential Infill' be taken as a guide to design. These have been written not with a view to predetermining an aesthetic on new buildings or stifling creative contemporary architecture in the area, but rather to elaborate on some of the qualities of the older building stock that have been identified as of value and for which new designs should have respect.

## APPENDICES



## APPENDIX A



# KEW HERITAGE COMMITTEE

## CITY OF KEW HERITAGE STUDY

### Consultant's Brief

#### 1. BACKGROUND

This study is Project No. 318 of the National Estate Program 1985/86 and is partly funded by the Victoria National Estate Committee.

#### 2. STUDY AREA AND TOTAL BUDGET

The study area is the City of Kew. The total budget is \$35,000-\$40,000, the exact amount depending upon the Consultant's proposal at the completion of Stage 1 of this brief. Of this amount \$11,000 is guaranteed for the financial year 1985/86 (ending 30th September).

The remainder (in the financial year 1986/87) is subject to successful application to the National Estate Program and the City of Kew. Because success for the full 1986/87 amount cannot be guaranteed at this point, renegotiation of the contract at a later date may be necessary.

#### 3. PURPOSE OF THE STUDY

- 3.1. The purpose of the study is to identify, evaluate and document the built and environmental heritage of the City of Kew demonstrating its full historical, developmental and stylistic range and to place it within the context of the history of Victoria; to assess the importance of the City's heritage as a State and community resource; and to develop a comprehensive program for the conservation of the City's heritage and its integration into the general planning framework of the Melbourne Metropolitan Planning Scheme and Council policy.

3.2. The study shall be arranged in such a way as to provide:

- (a) a clear concise and integrated document suitable for use in an educational and interpretative manner to describe the heritage of the City and the role of heritage conservation; and
- (b) a technical document suitable for use in the production of a planning scheme and the management of that scheme.

#### **4. MANAGEMENT OF THE STUDY**

##### **4.1. Steering Committee:**

The consultant will report to a Steering Committee, known as the Kew Heritage Study Committee, consisting of:

- (a) representatives of the City of Kew;
- (b) representatives of the Ministry for Planning & Environment
- (c) representatives of the Kew Historical Society;
- (d) representatives of the community.
- (e) representative of the National Trust of Australia (Victoria)
- (f) other members as co-opted.

##### **4.2. Appointment of the Consultant:**

The appointment of the consultant shall be by Kew City Council upon the recommendation of the Kew Heritage Study Committee and shall be in two stages.

###### Stage 1

The selected consultant shall be initially appointed to conduct a preliminary survey of the study area (see Section 7) to establish the scope of the study that is possible within the budget and to set time and cost allocations to each task as outlined in Section 8 of this brief. The consultant will be entitled to a payment equal to 5% (\$1,750 - \$2,000) of the total budget upon completion of the preliminary survey which will be submitted to the Steering Committee for approval by 20th June, 1986.

The preliminary survey shall establish the parameters of the study and shall form the agreement between the consultant and the employer.

Stage 2

Upon conclusion and approval of the preliminary survey the consultant shall be appointed to undertake the major portion of the study as outlined in Section 8.

Should the Kew Heritage Study Committee and the Council of the City of Kew fail to agree to the proposed time and cost allocations, it reserves the right to seek other tenders on the basis of the preliminary survey.

**4.3. Payments**

Upon appointment to Stage 2 of the study, the consultant shall be entitled to:

- (a) A starting allowance equivalent to 10% (\$3,500 - \$4,000) of the total budget; (balance remaining \$5,000-\$5,750 in the financial year 1985/86).
- (b) Progress payments as agreed upon approval by the Committee of the work completed less 15% to be withheld until the final approval of the completed document.

Should the consultant not meet the agreed submission dates for each section and, unless approval has been granted by the Kew Heritage Study Committee to extend those dates, the Committee shall reserve the right to withdraw from the relevant progress payment an amount equivalent to 1% per week that the submission is overdue.

**4.4. Dismissal:**

Should the progress of the study be unsatisfactory the Kew Heritage Study Committee may recommend the dismissal of the consultant and the appointment of a further consultant to complete the work.

The grounds for dismissal shall only be:

- (a) Repeated and deliberate failure to meet agreed submission dates (or as reasonably extended) provided that such failure not be the fault of the Kew Heritage Study Committee.

- (b) Failure to undertake the work (or portions of it) as agreed to upon appointment to Stage 2.

5. **FORMAT**

The written report shall use an A4 format.

Written material shall be typed at one and a half spacing. Comparative diagrams shall have a consistent format.

Photographs shall be black and white and "half-tone" to enable reproduction. All photographs and maps shall be fully captioned including the source and shall be numbered and indexed.

Drawings shall conform to accepted standards of drafting and shall be capable of reduction to A4 size. The final document shall include a summary, index page and bibliography.

In all cases, sources of information shall be fully documented. Terminology shall be consistent with the Australia ICOMOS Guidelines for the Conservation of Places of Cultural Significance ("Burra Charter").

6. **OWNERSHIP AND DISTRIBUTION**

6.1. **Ownership:**

Ownership and the right to use any of the material from the study shall remain with the City of Kew, the Ministry for Planning and Environment and the Australian Heritage Commission.

6.2. **Distribution:**

The consultant shall produce 15 copies of the study to be distributed as follows:

City of Kew	3
Australian Heritage Commission	5
Ministry for Planning and Environment	5
State Library of Victoria	1
Australian National Library	1

6.3. **Multiple Copies:**

The consultant shall provide the master copies and art work necessary for the City of Kew to produce additional copies of the study as required.

7. **STAGE 1: PRELIMINARY SURVEY**

The preliminary survey shall establish:

- (a) The available sources of information and an analytical bibliography.
- (b) A brief understanding of the major historic themes that constitute the significance of the study area (the whole of the City of Kew).
- (c) A firm estimate of the number of individual sites and areas that will require detailed investigation.
- (d) The scope and extent of all other work prescribed in the Stage 2 task specification.
- (e) The proposed systems, criteria and format to be used.
- (f) Any suggested changes to the task specifications.
- (g) The time, budget and personnel allocations for each task and the final production of the document including travel, accommodation, photography, printing and preparation of reports.

8. **STAGE 2: TASK SPECIFICATIONS**

The following tasks shall be undertaken in the order that they appear below as Stage 2 of the study:

- A. The Environmental History of European and non-Aboriginal Settlement and Development.
- B. The Identification and Evaluation of Buildings, Works, Objects, Natural Features, Sites and Areas of Architectural and or Historic Significance.

- C. Heritage Conservation in the Planning Context; Existing and Proposed Planning Policies and their impact upon Effective Heritage Conservation.
- D. Recommendations for Statutory Controls.
- E. Heritage Management Guidelines for the Administration of Statutory Conservation Controls.
- F. Heritage Management Guidelines for Architectural Infill or Enhancement.

The specifications for each task are attached.

TASK A

THE ENVIRONMENTAL HISTORY OF EUROPEAN AND NON-  
ABORIGINAL SETTLEMENT AND DEVELOPMENT

- A.1 This aspect of the study shall address itself to the history of the physical development of the study area since first European or Non-Aboriginal occupation and shall isolate and explain those aspects that are crucial to understanding the historic physical fabric as it exists today.
- A.2 The material shall be presented in a readable fashion that is capable of separate publication and shall clearly define the themes that may be used for the identification and evaluation of individual components of the area's heritage. It shall not exceed 25,000\* words in length and shall, as far as possible, make good use of illustrative material including original maps and photographs.  
(Note: \* to be discussed with consultants.)
- A.3 The following matters shall be addressed:
- (a) The critical phases of the area's development (e.g. early exploration, initial settlement, consolidation, decline, re-establishment, etc) and major events within those periods.
  - (b) Within those phases, the effect and importance of:
    - i. Natural elements: climate, topography, vegetation, geology.
    - ii. Ethnic and economic and other social groups.
    - iii. Accessibility communications and transportation.
    - iv. Surveying, subdivision and land tenure policies.

- v. Rural and urban industry, trade and labour.
- vi. Government and Local Government composition, policies, legislation and actions.
- vii. Influential personalities and organisations.
- viii. Social, institutional and civic networks.
- ix. Particular building materials and forms.
- x. Particular garden materials and forms.
- xi. Influential architects, engineers, builders, landscape designers and tradesmen who worked in the area.
- xii. Changes in public perception of the environment.

TASK B

THE IDENTIFICATION AND EVALUATION OF BUILDINGS, WORKS, OBJECTS, NATURAL FEATURES, SITES AND AREAS OF ARCHITECTURAL AND OR HISTORIC SIGNIFICANCE.

- B.1 This aspect of the study shall address itself to the identification and evaluation of the individual components of the study areas that are significant in themselves in explaining for present and future generations those aspects of the area's environmental heritage identified in Task A.
- B.2 Each component identified shall be described and have the reasons for its identification clearly stated within a citation and shall be given a ranking of national, state or local significance.
- B.3 All components identified shall be marked on a base map to be bound into the report. Each citation for a component shall be contained, as far as possible, to a single page and shall be capable of extraction from the document without detriment to other sections.
- B.4 Within each citation, the following matters shall be addressed:
- (a) Buildings, Works and Objects of Individual Significance
    - Location
    - Original and present ownership
    - Date of construction and subsequent alterations
    - Architects/Engineers/Builders/Tradesmen
    - Associated gardens or structures
    - Existing designations (e.g. National Trust, National Estate, Historic Buildings Council)

- A concise statement of significance incorporating a description and history of the place, its integrity and the nature of its significance with relation to the study area's environmental heritage
- Each citation shall include a current photographs and any relevant original photographs.

(b) Natural feature (landforms, gardens, trees, etc) of Individual Significance

- Location and boundaries
- Ownership
- Historic associations
- In the case of trees: age, nomenclature, dimensions, condition
- In the case of gardens: plan form, significant elements, age, designers, integrity
- In the case of historic landforms: type, relevance to historic settlement, significant aspects
- A concise statement of significance incorporating a description and history of the place, its integrity and the nature of its significance with relation to the study areas environmental heritage
- Each citation shall include a current photograph and any relevant original photographs.

(c) Sites and Areas of Significance

- Location and boundaries - to be mapped indicating those components considered critical to the significance of the area or site considered intrusive upon the character of the area or site
- Key dates or phases of development
- Important historic associations
- A schedule of components identified as being of individual significance located within the area or site
- Existing designations
- A concise statement of significance for the area or site as a whole incorporating a description and history of the place, its integrity and the nature of its significance with relation to the study area's environmental heritage

- Each citation shall include sufficient photographs, including relevant original photographs, to explain the essential character of the area or site and its critical components.



TASK C

HERITAGE CONSERVATION IN THE PLANNING CONTEXT; EXISTING AND PROPOSED PLANNING POLICIES AND THEIR IMPACT UPON EFFECTIVE HERITAGE CONSERVATION

- C.1 This aspect of the study shall provide an overview of existing and proposed planning policies applying within the study area which may have an impact upon the effective conservation of those elements identified by this study and to assess the nature of that impact (positive or negative).
- C.2 The material shall be presented in a concise point form and whilst, it is not expected to be exhaustive, it should point out in generality what other planning actions in train should be taken into account in addressing a conservative program.
- C.3 The following subject areas may be investigated:
- (a) Existing or proposed planning schemes.
  - (b) Policies and by-laws adopted by the local municipality.
  - (c) State or Commonwealth programs for the area (e.g. building, transport, economic development, tourism, etc.)

TASK D

RECOMMENDATIONS FOR STATUTORY CONTROLS

D.1 The consultant shall propose suitable control mechanisms to protect and enhance the study area's built heritage as identified by this study.

The mechanics proposed shall be the most appropriate form and level of control taking account of:

- (a) the nature of significance of each identified element;
- (b) existing legislation and policy;
- (c) the most effective system of management.

D.2 The recommendation shall include:

- (a) Specifications within a local Planning Scheme
- (b) Specifications within:
  - Register of Historic Buildings
  - Register of Government Buildings
  - Register of the National Estate
- (c) Any additional statutory measures considered necessary.

D.3 In forming such recommendations, the consultant shall confer with:

- (a) The Heritage Unit of the Ministry for Planning and Environment
- (b) The Municipal planning department
- (c) Any regional authority with jurisdiction over the area.

D.4 Proposed controls to be incorporated into a Planning Scheme shall be described in brief and illustrated by maps showing levels and forms of control.

D.5 Recommendations for the statutory Registers shall include completed nomination forms as prescribed by each particular Act.

TASK E

HERITAGE MANAGEMENT GUIDELINES FOR THE ADMINISTRATION OF  
STATUTORY CONSERVATION CONTROLS

- E.1 The consultant shall propose methods by which the responsible authority may effectively administer the conservation controls recommended by this study.
- E.2 The methods proposed shall take account of the resources of the responsible authority and their current methods of administration.
- E.3 The following matters shall be addressed:
- (a) The appropriate policy (conservation, preservation, restoration, reconstruction or adaption) to be applied to each place and the implications thereafter.
  - (b) The most appropriate decision making method:
    - consultative (e.g. committees);
    - provision of expert advice; or
    - by schedule.
  - (c) Statutory procedures for the adoption of reports, strategies, etc.

TASK F

HERITAGE MANAGEMENT GUIDELINES FOR ARCHITECTURAL INFILL  
OR ENHANCEMENT

- F.1 The consultant shall prepare guidelines which:
- (a) Provide a guide to the most appropriate form of conservation action (preservation, restoration, recreation, enhancement etc.) to suit the circumstances of the identified place of significance.
  - (b) Outline general techniques that may be applied in the conservation or restoration of buildings, gardens, trees, etc. taking into account any known local problems (e.g. salting, etc.).
  - (c) Propose the design parameters within which alterations to existing buildings or the construction of new buildings may be effected without detriment to the identified places of significance. Such recommendations shall take account of the different characters of the identified areas (e.g. commercial vs residential precincts).
- F.2 The material shall be presented in a manner that is capable of separate publication if required and shall make full use of illustrations.
- F.3 The following matters shall be addressed:
- (a) The restoration or conservation of existing buildings or sites of significance (including the stabilisation of ruinous or remnant structures).

- (b) The enhancement of existing intrusive buildings where the impact of those structures is an impediment to the understanding of the place's significance.
- (c) Appropriate/inappropriate alterations or additions to existing buildings.
- (d) The setbacks, siting, building heights, building forms and materials for new construction.
- (e) Appropriate paint colours and decoration.
- (f) Appropriate fences and landscaping.
- (g) Appropriate street works, furniture and landscaping.

## APPENDIX B

The Australia ICOMOS  
GUIDELINES FOR THE CONSERVATION OF PLACES OF CULTURAL  
SIGNIFICANCE  
Known as  
THE BURRA CHARTER

### Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of the 5th General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS.

### Definitions

ARTICLE 1. For the purpose of this Charter:

1.1 *Place* means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.

1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

1.3 *Fabric* means all the physical material of the *place*.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation, restoration, reconstruction* and *adaption* and will be commonly a combination of more than one of these.

1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.

1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.

1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

## Conservation Principles

### ARTICLE 2

The aim of *conservation* is to retain or recover the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

### ARTICLE 3

*Conservation* is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

### ARTICLE 4

*Conservation* should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

### ARTICLE 5

*Conservation* of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one at the expense of others.

### ARTICLE 6

The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance* and its physical condition.

### ARTICLE 7

The conservation policy will determine which uses are compatible.

### ARTICLE 8

*Conservation* requires the maintenance of an appropriate visual setting, eg, form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

### ARTICLE 9

A building or work should remain in its historic location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

### ARTICLE 10

The removal of contents which form part of the *cultural significance* of the place is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

## Conservation Processes

### *Preservation*

### ARTICLE 11

*Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

### ARTICLE 12

*Preservation* is limited to the protection, *maintenance* and where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

## Conservation Practice

### ARTICLE 23

Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any disturbance of the *place*.

### ARTICLE 24

Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

### ARTICLE 25

A written statement of conservation policy must be professionally prepared setting out the *cultural significance*, physical condition and proposed *conservation* process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

### ARTICLE 26

The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

### ARTICLE 27

Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

### ARTICLE 28

The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

### ARTICLE 29

The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

## EXPLANATORY NOTES

Article 1 Place includes structures, ruins, archaeological sites and areas.

Article 1.5 The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

Maintenance - regular inspection and cleaning of gutters.

Repair involving restoration - returning of dislodged gutters to their place.

Repair involving reconstruction - replacing decayed gutters.

Article 2 Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3 The traces of additions, alterations and earlier treatments on the fabric of a place are the best evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 8 New construction work, including infill and additions, may be acceptable provided:

-it does not reduce or obscure the cultural significance of the place.

-it is in keeping with Article 8.

Article 9 Some structures were designed to be readily removeable or already have a history of previous moves, eg. prefabricated dwellings and poppetheads. Provided such a structure does not have a strong association with its present site its removal may be considered.

## *Restoration*

### ARTICLE 13

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*

### ARTICLE 14

*Restoration* should reveal anew, culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

### ARTICLE 15

*Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

### ARTICLE 16

The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

## *Reconstruction*

### ARTICLE 17

*Reconstruction* is appropriate where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the *cultural significance* of the *place* as a whole.

### ARTICLE 18

*Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

### ARTICLE 19

*Reconstruction* is limited to the reproduction of *fabric* the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

## *Adaptation*

### ARTICLE 20

*Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

### ARTICLE 21

*Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

### ARTICLE 22

*Fabric* of *cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

If any structure is moved it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Article 11 Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

Where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance.

Where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

Article 12 Stabilisation is a process which helps keep fabric intact and in a fixed position.

When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilisation may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

Article 13 See explanatory Note for Article 2.



## APPENDIX C

### GUIDELINES TO THE BURRA CHARTER

*(Reviewed and adopted by sub-committee for presentation to, and adoption by Australia ICOMOS, 13.4.1984)*

### CULTURAL SIGNIFICANCE

These guidelines for the establishment of cultural significance were adopted by Australia ICOMOS in Newcastle. They explain aspects of Articles 6, 23, 25 and 28 of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) and should be read in conjunction with the Charter.

#### Contents

- 1.0 PREFACE
- 1.1 Intention of Guidelines
- 1.2 Applicability
- 1.3 Need to establish cultural significance
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## 1.0 PREFACE

### 1.1 Intention of Guidelines

These Guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, preparing a statement of cultural significance and for making such information publicly available. The Guidelines refer to Articles 6, 23, 25 and 28 but do not cover all the matters referred to in those articles.

### 1.2 Applicability

The Guidelines apply to any place likely to be of cultural significance regardless of its type or size.

### 1.3 Need to establish cultural significance

The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report, are essential pre-requisites to making decisions about the future of a place.

### 1.4 Skills required

In accordance with Article 4 of the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot, for example, be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

### 1.5 Issues not considered

The assessment of cultural significance and the preparation of a statement does not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be considered in the development of conservation proposals. Guidelines for the development of conservation proposals are the subject of another document.

## 2.0 THE CONCEPT OF CULTURAL SIGNIFICANCE

### 2.1 Introduction

In the Burra Charter Cultural Significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which we believe will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meanings of these terms in the context of cultural significance are discussed below. It should be noted that they are not mutually exclusive, for example architectural style has both

historic and aesthetic aspects.

## **2.2 Aesthetic value**

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric: the smells and sounds associated with the place and its use; and also the aesthetic values commonly assessed in the analysis of landscape and townscape.

## **2.3 Historic value**

Historic value encompasses the history of aesthetics, science and society and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. Places in which evidence of the association or event survives in situ, or in which the settings are substantially intact, are of greater significance than those which are much changed or in which evidence does not survive. However some events or associations may be so important that the place retains its significance regardless of subsequent treatment.

## **2.4 Scientific value**

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

## **2.5 Social value**

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

## **2.6 Other approaches**

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

## **3.0 THE ESTABLISHMENT OF CULTURAL SIGNIFICANCE**

### **3.1 Introduction**

In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see 3.2 and 3.3) and second, the statement of cultural significance (see 3.4).

### **3.2 Collection of information**

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- (a) the developmental sequence of the place and its relationship to the surviving fabric;
- (b) the existence and nature of lost or obliterated fabric;
- (c) the rarity or technical interest of all or any part of the place;
- (d) the functions of the place and its parts;
- (e) the relationship of the place and its parts with its setting;
- (f) the cultural influences which have affected the form and fabric of the place;
- (g) the significance of the place to people who use or have used the place, or descendants of such people;
- (h) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- (i) the scientific or research potential of the place;
- (j) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;
- (k) any other factor relevant to an understanding of the particular place.

### **3.3 The assessment of cultural significance**

The assessment of cultural significance follows the collection of information.

The validity of the judgments will depend upon the care with which the data is collected and the reasoning applied to it.

In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.

Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

#### **3.3.1 Extent of recording**

In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

#### **3.3.2 Disturbance of the fabric**

Disturbance of the fabric at this stage should be strictly within the terms of Article 24 of the Burra Charter, which is explained in separate Guidelines.

### 3.3.3 Hypotheses

Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning which has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

## 3.4 Statement of Cultural significance

The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric or cultural significance.

It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

## 3.5 The report

### 3.5.1 Content

The report will comprise written material and graphic material and will present an assessment of cultural significance and a statement of cultural significance.

In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.

### 3.5.2 Written material

The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in 3.2 and 3.3. it should include:

- (a) name of client;
- (b) names of all the practitioners engaged in the task;
- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example: time, money, expertise;
- (g) sources; refer to 3.5.4.

### 3.5.3 Graphic material

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

### 3.5.4 Sources

All sources used in the task must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted but believed to have potential usefulness in establishing cultural significance should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

#### **4.0 PROCEDURES FOR UNDERTAKING THE TASK**

##### **4.1 Brief**

Before undertaking the task, the client and the practitioner should agree upon:

- (a) the extent of the place and any aspect which requires intensive investigation;
- (b) the dates for the commencement of the task, submission of the draft report and submission of the final report;
- (c) the fee or the basis upon which fees will be paid;
- (d) the use of any joint consultant, sub-consultant or other practitioner with special expertise;
- (e) the basis for any further investigation which may be required within the terms of section 4.5 of these Guidelines;
- (f) the representative of the client to whom the practitioner will be responsible in the course of the task;
- (g) the sources, material or services to be supplied by the client;
- (h) any requirements for the format or reproduction of the report;
- (i) the number of copies of the report to be supplied at each stage;
- (j) copyright and confidentiality;
- (k) the conditions under which the report may be published by the client, the practitioner or others;
- (l) the procedure for any required exhibition of the report and consideration of comment upon it.

##### **4.2 Responsibility for content of report**

The content of the report is the responsibility of the practitioner. The report may not be amended without the agreement of the practitioner.

##### **4.3 Draft report**

It is useful for the report to be presented to the client in draft form to ensure that it is understood and so that the practitioner may receive the client's comments.

##### **4.4 Urgent action**

Where it becomes clear that urgent action is necessary to avert a threat to the fabric involving, for example, stability or security, the client should be notified immediately.

##### **4.5 Additional expenditure**

Where it becomes clear that some aspect of the task will incur additional expenditure by requiring more investigation or more expertise than has been allowed, the client should be informed immediately.

#### **4.6 Recommendations for further investigation**

In respect of major unresolved aspects of cultural significance recommendations for further investigation should be made only where:

- (a) the client has been informed of the need for such investigation at the appropriate stage and it has been impossible to have it undertaken within the budget and time constraints of the task;
- (b) further information is anticipated as a result of disturbance of the fabric which would not be proper at this stage, but which will become appropriate in the future (see Guidelines for Article 24 of the Burra Charter).

Such recommendations should indicate what aspects of significance might be established by such study.

#### **4.7 Exhibition and comment**

The report for any project of public interest should be exhibited in order that interested bodies and the public may comment and reasonable time should be allowed for the receipt and consideration of comment.

#### **4.8 Further evidence**

If after the completion of the report further evidence is revealed, for example by disturbance of the fabric or as a result of further investigation or public comment, it is desirable for such evidence to be referred to the original practitioner so that the report may be amended if necessary.

#### **4.9 Permanent archive**

A copy of the report should be placed in a permanent archive and made publicly available.

