

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Name: Carlton Gardens Primary School

Address: 201-231 Rathdowne Street, Carlton

Local Government Authority: Melbourne City



Carlton Gardens Primary School (December 2020)

Executive Director recommendation

I recommend to the Heritage Council of Victoria that the existing registration of VHR H1624, Carlton Gardens Primary School, 201-231 Rathdowne Street, Carlton in the Victorian Heritage Register (VHR) be amended under section 62 of the *Heritage Act 2017*.

STEVEN AVERY
Executive Director, Heritage Victoria
DATE OF RECOMMENDATION: 11 January 2021



Environment,
Land, Water
and Planning



Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Heritage Council determination

The Executive Director, Heritage Victoria recommends that the Heritage Council amends the existing registration of VHR H1624, Carlton Gardens Primary School, 201-231 Rathdowne Street, Carlton in the Victorian Heritage Register (VHR) by:

- Including additional land
- Reformatting the Statement of Significance to meet current VHR conventions
- Changing the name of the place in the VHR.
- Determining categories of works or activities which may be carried out in relation to the place for which a permit is not required (permit exemptions)

The process from here

1. The Heritage Council publishes the Executive Director's recommendation (section 41).

The Heritage Council of Victoria will publish the Executive Director's recommendation on its website for a period of 60 days. Submissions must be received by Heritage Council on or before 15 March 2021.

2. Making a submission to the Heritage Council (sections 44 and 45)

Within the 60 day publication period, any person or body can make a submission to the Heritage Council. This submission can support the recommendation, or object to the recommendation and a hearing can be requested in relation to the submission. Information about making a submission and submission forms are available on the Heritage Council of Victoria's website:

<https://heritagecouncil.vic.gov.au/registrations-reviews/executive-director-recommendations/>

3. Heritage Council determination (sections 46 and 49)

The Heritage Council of Victoria is an independent statutory body. It is responsible for making the final determination to include or not include the place or object in the VHR, or amend a place or object already in the VHR.

If no submissions are received the Heritage Council must make a determination within 40 days of the publication closing date.

If submissions are received, the Heritage Council may decide to hold a hearing in relation to the submission. If a hearing does take place, the Heritage Council must make a determination within 90 days after the completion of the hearing.

4. Obligations of owners of places and objects (sections 42 and 43)

The owner of a place or object which is the subject of a recommendation to the Heritage Council has certain obligations under the *Heritage Act 2017*. These relate to advising the Executive Director, Heritage Victoria in writing of any works or activities that are being carried out, proposed or planned for the place.

The owner also has an obligation to provide a copy of this statement of recommendation to any potential purchasers of the place or object before entering into a contract.

5. Further information

The relevant sections of the Act are provided at Appendix 1.

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Existing Description

There is no change to the existing description of the place.



2020, eastern side of school grounds showing original 1884 school building (left), relocatable building (centre), multipurpose building (right). Source: Video still from CGPS.



2020, Interior of classroom in the 1884 building showing ceiling

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Existing History

There is no change to the existing history of the place.

Reasons for registration in 1982

The State level architectural cultural heritage significance of Carlton Gardens Primary School was recognised in August 1982 by its inclusion in the Register of Government Buildings (VHR H1624). It was amended in the Register of Government Buildings in October 1988. In May 1998 it was transferred to the Victorian Heritage Register (2 years after the proclamation of the *Heritage Act 1995* pursuant to the transitional provisions of the Act).

The Carlton Gardens Primary School was built in 1884 by the Public Works Department. It is architecturally significant as a unique example of Italian Gothic primary school architecture. The design makes a strong statement in the streetscape as it stands within its confined boundary lines. Its internal layout is unique, with a central corridor stretching between two staircases on either side of the north and south walls and classrooms carefully positioned on either side of it, designed for maximum light gain for each classroom.

Amendment application made on 7 December 2020

On 7 December 2020 the Executive Director made and accepted an application to amend the registration of the Carlton Gardens Primary School (VHR H1624) by including additional land and permit exemptions. to ensure that they are consistent with current practices under the *Heritage Act 2017*.

Amendment recommendation reasons

The Executive Director recommends that the Heritage Council amend this registration in accordance with section 62 of the *Heritage Act 2017* because under section 32(1) of the Act he considers that:

- a) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed; or
- b) land surrounding the place is important to the protection or conservation of the place or contributes to the understanding of the place.

Traditional Owner Information

Carlton Gardens Primary School is located on the traditional land of the Kulin Nation. A Registered Aboriginal Party under the *Aboriginal Heritage Act 2006* has not been appointed.

Victorian Aboriginal Heritage Register

The Carlton Gardens Primary School is not included in the Aboriginal Heritage Register.

Change of heritage category

No change of category.

Change of name

In the VHR, this place is currently known as Primary School No. 2605. But the school has had various names since 1884. The Executive Director proposes that the name is changed to the Carlton Gardens Primary School to provide for greater community recognition, and also because it is located in the World Heritage Environs Area (WHEA) of the of the Royal Exhibition Buildings and Carlton Gardens (World Heritage Place) (VHR H1501). It is proposed that



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the following names be retained as alternative names in the VHR and will be searchable to the public in the Victorian Heritage Database (VHD).

- Primary School No. 2605
- Rathdowne Street Primary School
- Carlton Primary School.

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Statutory requirements under section 40.

Terms of the recommendation (section 40 (3)(a))

The Executive Director, Heritage Victoria recommends that the registration of the Carlton Gardens Primary School in the VHR is amended.

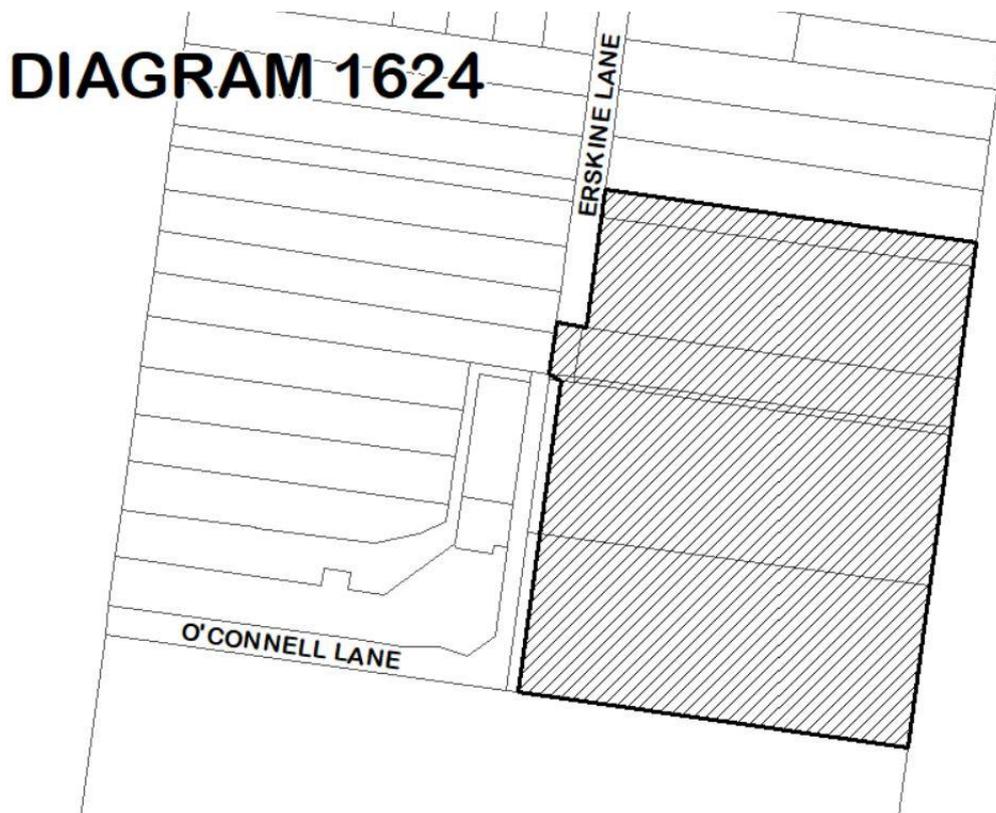
Information to identify the place or object (section 40(3)(b))

Name: Carlton Gardens Primary School

Address: 201-231 Rathdowne Street, Carlton

Proposed extent of registration

All of the place shown hatched on Diagram 1624 encompassing all of Lots 1 and 2 on Title Plan 572091, all of Lots 1 and 2 on Title Plan 624317, all of Lot 1 on Title Plan 551363, and all of Lots 1 and 2 on Title Plan 836240.



The extent of registration of the Carlton Gardens Primary School in the Victorian Heritage Register affects the whole place shown on Diagram 1624 including the land, all buildings (including the exteriors and interiors), landscape elements and other features.

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Aerial photo showing recommended extent



Rationale for extent

The proposed extent of registration for the Primary School No. 2605 comprises the cadastral block upon which the place is located. This land is important for the protection and conservation of the place. The State-level cultural heritage significance of the place would be substantially less if the land or any part of the land were further developed. In proposing this extent of registration, the Executive Director is mindful that:

- the Statement of Significance refers to the 'well-lit rooms and corridors.... despite the small allotment' and that the design ensures 'maximum light gain for each classroom'.
- this place is in the World Heritage Environs Area (WHEA) (HO992) of the Royal Exhibition Buildings and Carlton Gardens (World Heritage Place) (VHR H1501). The Statement of Significance for the WHEA states that 'the World Heritage Environs Area Precinct is of historical, social architectural and aesthetic significance and reflects the area of greater sensitivity within the buffer zone surrounding the World Heritage listed Royal Exhibition Building and Carlton Gardens. A number of key heritage buildings from the nineteenth and early twentieth centuries are located in the precinct, some of which are landmarks in their own right but which also have a strong visual relationship or connection with the REB. These buildings, most of which are included in the Victorian Heritage Register, include Royal Terrace, the Cable Tram Engine House, Convent of Mercy/Academy of Mary Immaculate complex, Grantown House and Osborne House on Nicholson Street; the Sacred Heart Church complex including Presbytery, former Presbyterian Manse, Carlton Gardens Primary School, and former St Nicholas Hospital nurses' home on Rathdowne Street; and the Royal Society building on Victoria Street.



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Statement of significance

Revised Statement of Significance

What is significant?

Carlton Gardens Primary School, a two-storey Italian Gothic style building built in 1884 to the designs of the Public Works Department.

How is it significant?

Carlton Gardens Primary School is of architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects

Why is it significant?

Carlton Gardens Primary School is architecturally significant as a fine example of Italian Gothic primary school architecture which is functional and responsive to the site. The design has presence and makes a strong statement in the streetscape as it stands within its confined boundary lines. Its internal layout is uncommon, with a central corridor stretching between two staircases on either side of the north and south walls and classrooms carefully positioned on either side of it. The design ensures well-lit rooms and corridors, unlike many other school designs of that period, despite the small allotment. The building is notable for its exterior detailing and careful use of limestone, basalt and polychromatic brickwork [Criterion D]

Categories of works or activities (permit exemptions) recommended under section 38 (section 40(4)(b))

Introduction

The purpose of this information is to assist owners and other interested parties when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

It is acknowledged that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future. However, under the *Heritage Act 2017* a person must not knowingly, recklessly or negligently remove, relocate or demolish, damage or despoil, develop or alter or excavate all or any part of any part of a registered place without approval. It should be noted that the definition of 'develop' in the Act includes any works on, over or under the place.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under section 38 of the Heritage Act) or after registration (under section 92 of the Heritage Act). It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

Disrepair of registered place or registered object

Under section 152 of the Act, the owner of a registered place or registered object must not allow that place or object to fall into disrepair.

Failure to maintain registered place or registered object

Under section 153 of the Act, the owner of a registered place or registered object must not fail to maintain that place or object to the extent that its conservation is threatened.

Conservation management plans

It is recommended that a Conservation Management Plan is developed to manage the place in a manner which respects its cultural heritage significance.

Archaeology

There is no identified archaeology of State level significance at the place. However any works that may affect historical archaeological features, deposits or artefacts at the place is likely to require a permit, permit exemption or consent. Advice should be sought from the Archaeology Team at Heritage Victoria.

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Aboriginal cultural heritage

To establish whether this place is registered under the *Aboriginal Heritage Act 2006* please contact Aboriginal Victoria. The *Heritage Act 2017* and the *Aboriginal Heritage Act 2006* are separate pieces of legislation. Please be aware that both Acts are required to be satisfied and satisfying the requirements of one Act may not satisfy the requirements of the other. If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the *Aboriginal Heritage Act 2006*. If works are proposed which have the potential to disturb or have an impact on Aboriginal cultural heritage it is necessary to contact Aboriginal Victoria to ascertain any requirements under the *Aboriginal Heritage Act 2006*.

Other approvals

Please be aware that approval from other authorities (such as local government) may be required to undertake works.

Notes

- All works should ideally be informed by a Conservation Management Plan prepared for the place. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.
- Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.
- Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits where applicable.

General Conditions

- All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place.
- Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place are revealed which relate to the significance of the place, then the exemption covering such works must cease and Heritage Victoria must be notified as soon as possible.

Permit Exemptions

The following permit exemptions are not considered to cause harm to the cultural heritage significance of the Carlton Gardens Primary School.

General

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of significant fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Maintenance, repair and replacement of existing external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale, or additional trenching.
- Repair to, or removal of items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its

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users or the public. The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.

- Painting of previously painted external surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are specialist paint techniques such as graining, marbling, stencilling, hand-painting, murals or signwriting, or to wallpapered surfaces, or to unpainted, oiled or varnished surfaces.
- Cleaning including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

Events

- The installation and/or erection of temporary elements associated with short term events for a maximum period of one week and no more than four times a year. This includes:
 - Temporary (lightweight) structures such as shelters, marquees and tents.
 - Temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or to secure public safety.
 - Temporary built or mobile structures, vendor and toilet vans which are located on existing hardstand and paved/asphalted areas and pathways or on turf areas with a protective surface (board or track mats).
 - Temporary infrastructure, including wayfinding/directional signage, lighting, public address systems, furniture and the like in support of events and performances which do not require fixing into the ground.
- Non-structural alterations to all existing promotional elements including billboards and flagpoles.
- Removal and replacement of information, directional and advertising signage within existing signage cases.

Interiors

- Works to maintain or upgrade existing bathrooms and kitchens, including installing new appliances, re-tiling and the like.
- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are specialist paint techniques such as stencilling, hand painting, graining or marbling, murals or signage, or to wallpapered surfaces or to unpainted, oiled or varnished surfaces.
- Installation, removal or replacement of carpets and/or flexible floor coverings, window furnishings, and devices for mounting wall hung artworks.
- Removal or replacement of existing hooks, brackets and the like for hanging wall mounted artworks.
- Maintenance, repair and replacement of light fixtures, tracks and the like in existing locations.
- Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.



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- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.

Landscape/ outdoor areas

Hard landscaping and services

- Subsurface works to existing watering and drainage systems.
- Like for like repair and maintenance of existing hard landscaping including paved/asphalted areas, paving, footpaths and driveways where the materials, scale, form and design is unchanged.
- Removal or replacement of external directional signage provided the size, location and material remains the same.
- Installation of physical barriers or traps to enable vegetation protection and management of vermin such as rats, mice and possums.

Gardening, trees and plants

- The processes of gardening including mowing, pruning, mulching, fertilising, removal of dead or diseased plants (excluding trees), replanting of existing garden beds, disease and weed control and maintenance to care for existing plants.
- Management and maintenance of trees including formative and remedial pruning, removal of deadwood and pest and disease control.
- Emergency tree works to maintain public safety provided the Executive Director, Heritage Victoria is notified within seven days of the removal or works occurring.

Relocatable Building (western side of the school grounds built 2014/17)

- All interior and exterior works within the current building footprint.
- Demolition.

Multipurpose Building (northern side of the school grounds built 2011)

- All interior and exterior works within the current building footprint.
- Demolition.

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Appendix 1

Heritage Council of Victoria determination (section 41)

The Heritage Council of Victoria is an independent statutory body that will make a determination on this recommendation under section 49 of the Act. It will consider the recommendation after a period of 60 days from the date the notice of recommendation is published on its website under section 41.

Making a submission to the Heritage Council (section 44)

Within the period of 60 days, any person or body with a real and substantial interest in the place or object may make a submission to the Heritage Council regarding the recommendation and request a hearing in relation to that submission. Information about making a submission and submission forms are available on the Heritage Council's website.

Consideration of submissions to the Heritage Council (section 46)

- (1) The Heritage Council must consider—
 - (a) any written submission made to it under section 44; and
 - (b) any further information provided to the Heritage Council in response to a request under section 45.
- (2) The Heritage Council must conduct a hearing in relation to a submission if—
 - (a) the submission includes a request for a hearing before the Heritage Council; and
 - (b) the submission is made by a person or body with a real or substantial interest in the place or object that is the subject of the submission.
- (3) Despite subsection (2), the Heritage Council may conduct a hearing in relation to a submission in any other circumstances the Heritage Council considers appropriate.

Determinations of the Heritage Council (section 49)

- (1) After considering a recommendation that a place or object should or should not be included in the Heritage Register, or should be amended in the Heritage Register, and any submissions in respect of the recommendation and conducting any hearing into the submissions, the Heritage Council may—
 - (a) determine that the place or part of the place, or object, is of State-level cultural heritage significance and is to be included in the Heritage Register; or
 - (b) determine that the place or part of the place, or object, is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
 - (c) in the case of a recommendation in respect of a place, determine that the place is not to be included in the Heritage Register but—
 - (i) refer the recommendation and any submissions to the relevant planning authority for consideration for an amendment to a planning scheme; or
 - (ii) determine that it is more appropriate for steps to be taken under the Planning and Environment Act 1987 or by any other means to protect or conserve the place; or
 - (d) in the case of a recommendation in respect of additional land which has been nominated to be included in the Heritage Register as part of a registered place in accordance with section 32, determine that the land be included in the Heritage Register if—

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- (i) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed; or
 - (ii) the land surrounding the place is important to the protection or conservation of the place or contributes to the understanding of the place; or
 - (e) determine that the object is integral to understanding the cultural heritage significance of a registered place or a place the Heritage Council has determined to be included in the Heritage Register.
- (2) The Heritage Council must make a determination under subsection (1)—
- (a) within 40 days after the date on which written submissions may be made under section 44; or
 - (b) if any hearing is conducted into the written submissions, within 90 days after the completion of the hearing.
- (3) A determination that a place or part of a place, or object, should be included in the Heritage Register may include categories of works or activities which may be carried out in relation to the place or object for which a permit under this Act is not required, if the Heritage Council considers that the works or activities would not harm the cultural heritage significance of the place or object.
- (4) If the Heritage Council determines to include a place in the Heritage Register, with the consent of the owner of the place, the Heritage Council may determine to include in the Heritage Register additional land of the owner that is ancillary to the place.
- (5) If a member of the Heritage Council makes a submission under section 44 in respect of a recommendation, the member must not take part in the consideration or determination of the Heritage Council.
- (6) The Heritage Council must notify the Executive Director of any determination under this section as soon as practicable after the determination.

Obligations of owners of places and objects (section 42)

- (1) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of—
- (a) any works or activities that are being carried out in relation to the place or object at the time the statement is given; and
 - (b) any application for a planning permit or a building permit, or for an amendment to that permit, that has been made in relation to the place but not determined at the time the statement is given; and
 - (c) any works or activities that are proposed to be carried out in relation to the place or object at the time the statement is given.
- (2) An advice under subsection (1) must be given within 10 days after the statement of recommendation is given under section 40.
- (3) The owner of a place to whom a statement of recommendation has been given must advise the Executive Director in writing of an application, permit or amendment if, before a determination under section 49 or 52 in respect of a place—
- (a) an application for a planning permit or a building permit or for an amendment to that permit in relation to the place is made; or
 - (b) a planning permit or building permit or an amendment to that permit in relation to the place is granted.
- (4) An advice under subsection (3) must be given within 10 days after the making of the application or the grant of the permit or amendment.
- (5) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of the following activities or proposals if, before a determination is made under section 49 or 52 in respect of a place or object—
- (a) any activities are carried out in relation to the place or object that could harm the place or object;



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- (b) any activities are proposed to be carried out in relation to the place or object that could harm the place or object.
- (6) An advice under subsection (5) must be given within 10 days after the owner becomes aware of the activity or the proposal, as the case requires.
- (7) If, before a determination is made under section 49 or 52 in respect of a place or object, a proposal is made to dispose of the whole or any part of the place or object, the owner of the place or object must advise the Executive Director in writing of that proposal.
- (8) An advice under subsection (7) must be given at least 10 days before entering into the contract for the disposal of the place or object.
- (9) The owner of a place or object who proposes to dispose of the whole or any part of the place or object before a determination is made under section 49 or 52 in respect of the place or object must, before entering into a contract for that disposal, give a copy of the statement of proposed contract, is to acquire the place or object or part of the place or object.

Owners of places and objects must comply with obligations (section 43)

An owner of a place or object to whom section 42 applies must comply with that section.

Penalty: In the case of a natural person, 120 penalty units;
 In the case of a body corporate, 240 penalty units.

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Appendix 2: Existing registration detail

Existing Category of Registration

Registered Place

Existing Extent of Registration

Amendment of Register of Government Buildings

Melbourne City

Rathdowne Street, Carlton.

(i) Primary School No. 2605.

[Victoria Government Gazette No. G39 12 October 1988 p.3091]

Transferred to the Victorian Heritage Register 23 May 1998 (2 years after the proclamation of the Heritage Act 1995 pursuant to the transitional provisions of the Act)

No extent diagram accompanies this registration.

Existing Statement of Significance

WHEA AREA OF GREATER SIGNIFICANCE

What is Significant?

The Primary School at 215 Rathdowne Street, Carlton is an Italian Gothic style building built in 1884 with a hipped roof central pavilion buttressed either end by slightly projecting gables. The roof now finished with terracotta tiles was most probably originally slate. The walls are polychromatic brick with limestone panels, quatrefoils to the gables, dressings, keystones and reveals as well as basalt columns and mouldings used on the main entry design elements. Despite the changes made to the windows on the front and south west facade (replacing the pairs of segmental arch windows with square headed sashes), the enlargement of ground floor classrooms, at the expense of the front porch, and other internal changes including the removal of platforms, the building retains much of its originally significant features. The building has a symmetrical elevation centred on the front entry. The plan layout is basically a central corridor, with stairs at each end and classrooms on either side (east and west) both at ground and first levels. The layout ensured well-lit rooms and corridors, unlike many other school designs of that period, despite the small allotment. The internal detailing is relatively intact (all multi-coloured paint surfaces can be re-instated to their original colours and finishes).

The design is attributed to either J.H. Kelleher, who was the most senior assistant to Henry Bastow as the head of the Schools Section of the Public Works Department in the 1880s, or S.H. Bindley, who was also working for the Public Works Department at this time.

How is it Significant?

The Primary School is of architectural significance to the State of Victoria.

Why is it Significant?

The Primary School is architecturally significant as a unique example of Italian Gothic primary school architecture, functional and responsive to the site. The design has presence and makes a strong statement in the streetscape as it stands within its confined boundary lines. Its internal layout is unique, with a central

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corridor stretching between two staircases on either side of the north and south walls and classrooms carefully positioned on either side of it, designed for maximum light gain for each classroom. It is also architecturally significant for its exterior detailing and careful use of limestone, basalt and polychromatic brickwork.

Existing Permit Exemptions

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Minor Works: Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.