

Arden Macaulay Heritage Review

For the City of Melbourne



'Melbourne and Its Suburbs' compiled by James Kearney, draughtsman; engraved by David Tulloch and James D. Brown. Victoria. Surveyor-General [Melbourne]: Andrew Clarke, Surveyor General 1855: (part, State Library of Victoria collection)

Appendix 5: Assessment criteria used in this report

Planning and Environment Act - heritage values and thresholds

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

- scientific,
- aesthetic,
- architectural or
- historical interest or
- other special value (includes social or spiritual interest.)

The thresholds applied in any assessment of significance are:

- State Significance and
- Local Significance.

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

Melbourne City Council gradings

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

Assessment criteria used in this report

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

A place may have:

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

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

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

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

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

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

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

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

Kensington Heritage Review

Graeme Butler & Associates
2013



Figure 1 Option 1 project area (Base Plan: City of Melbourne)

- type many have been altered in detail but also many have been reinstated;
- 237 of these are proposed to be in either existing or proposed Heritage Overlay Areas;
 - 115 properties were already in a heritage overlay, being an area or individual overlay;
 - 44 places and areas were identified or confirmed as significant (being individual places graded A, B or C using the MCC grading scale) and a Statement of Significance provided for each in *Appendix 3- significant place assessments*;
 - Of these identified 43 significant places, 12 were Heritage Overlay Areas;
 - Some identified masonry Victorian-era rows are distinctive for the cultural diversity they provide as are the occasional two-storey Italian Renaissance revival shop & residence rows that are typically adjacent to road or rail transport routes.
 - The major industrial presence in South Kensington (See Arden Macaulay Structure Plan heritage review 2012) is not repeated here with only remnants of once much larger Victorian-era factory or warehouse complexes.
 - Where the place is assessed as *contributory* in *Appendix 1* but with no specified area or streetscape (typically a Victorian, Edwardian-era or inter-war place), it has been judged as having a contribution to the significant aspects of Kensington as a discrete locality and cultural entity.

Existing heritage overlays

The following places (sites and areas) are in the heritage overlay within the Melbourne Planning scheme, arising in many cases from the period administered by the City of Moonee Valley.

HO number	HO name
HO9	Kensington precinct (part)
HO952	Nottingham / Collett Street, Kensington

HO number	HO name
HO958	15-17 Rankins Road, Kensington
HO961	15 Pridham Street, Kensington - House
HO962	20-22 Rankins Road, Kensington - Warehouse
HO963	165 Rankins Road, Kensington - House
HO964	169 Rankins Road, Kensington - Shop
HO965	171 Rankins Road, Kensington - Shop
HO966	173 Rankins Road, Kensington - Shop
HO967	44 Smith Street, Kensington - House
HO968	46 Smith Street, Kensington - House
HO969	48 Smith Street, Kensington - House
HO970	50 Smith Street, Kensington - House
HO971	52 Smith Street, Kensington - House
HO972	68 Smith Street, Kensington - House

The largest existing heritage overlay is the eastern part of HO9, Kensington Precinct, which covers two of the proposed urban conservation areas from the 1984 report: Rankins Road South Precinct (area 12) and Barnett Street Urban Conservation Area (area 4). This report proposes to reinstate their individual precinct status to better define their values as part of a distinct part of Kensington that differs from the hill in the western and larger part of HO9.

Project area

As an area, the Kensington East precinct is clearly defined by major transport or physical elements, such as the railway, creek and major overland routes. This area was also the old 1840s Kensington village survey which has since been resurveyed and redivided for sale, mainly in the 1870s and 1880s. Within this clearly defined area is a pattern of development that relies on transport with old commercial strips stretching from railway stations such as the Newmarket and Kensington Stations: the proposed Kensington Railway Station precinct being a classic example of commercial development near the station entry but in this case overlooking a village green, left over from the old 1840s

Appendix 7: Assessment criteria used in this report

Planning and Environment Act - heritage values and thresholds

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

- scientific,
- aesthetic,
- architectural or
- historical interest or
- other special value (includes social or spiritual interest.)

The thresholds applied in any assessment of significance are:

- State Significance and
- Local Significance.

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

Melbourne City Council gradings

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

Assessment criteria used in this report

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

A place may have:

- A importance to the course or pattern of our cultural or natural history (historical significance);
- B uncommon rare or endangered aspects of our cultural or natural history (rarity);
- C potential to yield information that will contribute to an understanding of our cultural or natural history (research potential);
- D importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness);
- E importance in exhibiting particular aesthetic characteristics (aesthetic significance);
- F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance);
- G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance);
- H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).