

Q&As - Carlton Gardens Primary School (VHR H1624)

Background

Carlton Gardens Primary School was included in the Register of Government Buildings in 1982 and transferred to the Victorian Heritage Register in 1998. Only the 1884 school building and not the land surrounding it was included in the extent of registration.

The Carlton Gardens Primary School was built in 1884 by the Public Works Department. It is architecturally significant to the State of Victoria as a unique example of Italian Gothic primary school architecture. It makes a strong statement in the streetscape and its internal layout comprises a central corridor 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.

What is the Victorian Heritage Register?

The Victorian Heritage Register (VHR) is administered under the *Heritage Act 2017* and is a list of the State's most significant places and objects. Approximately 2,400 places and objects and 650 shipwrecks are included in the VHR.

What has happened?

On 11 January 2021, the Executive Director recommended that the registration for Carlton Gardens Primary School be amended to include land comprising the cadastral block. Under the *Historic Buildings Act 1974* only buildings, not land, could be registered. The Executive Director is reviewing early registrations and amending as required to ensure that they are consistent with current practices under the *Heritage Act 2017*. A hearing was held on 16 June 2021 and the Heritage Council has 90 days in which to make their determination.

On 18 December 2020, Heritage Victoria received an application for works to the 1884 school building relating to the construction of a new building at the rear of the place.

An Interim Protection Order was applied to the place on 15 June 2021 which means that the additional land (the cadastral block) is treated as though it is included in the VHR. The Interim Protection Order allowed for the assessment of the proposed works.

On 18 July 2021, the Executive Director issued a permit for the construction of a new building at the rear of the 1884 school building. The application was assessed against s101(2) of the *Heritage Act 2017*. The assessment acknowledged that construction of the new four-storey classroom block in the south-west corner of the site will result in a visual impact to the place, but that the permit should be issued for the following reasons:

- Refusal of the permit application may affect the reasonable use of the place as a primary school, which is the historic and most compatible use of the site.
- Refusal of the permit application may significantly affect the ability of the Victorian School Building Authority to perform their statutory duty, particularly in meeting Ministerial direction regarding LTE uplift at the school and legislation which specifies the entitlement of all students to attend the public school closest to where they reside.
- Refusal of the permit application may impact on the ability of the Victorian School Building Authority to achieve DDA access to all floors of the 1884 building, noting their statutory remit to ensure accessibility to all buildings on campus.