

# Royal Exhibition Building & Carlton Gardens World Heritage Management Plan

Incorporating community feedback





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## 1. INTRODUCTION

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The Royal Exhibition Building and Carlton Gardens was inscribed on the United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage List on 1 July 2004 (Decision 28 COM 14B.24 — Suzhou). This Management Plan has been prepared by the Steering Committee for the Royal Exhibition Buildings and Carlton Gardens (Steering Committee) appointed by the Minister for Planning in accordance with s62M *Heritage Act 1995* (Victoria) (Heritage Act).

The Management Plan provides information on the World Heritage, National Heritage, State Heritage and Local Heritage values of the Royal Exhibition Building and Carlton Gardens. It also provides detail on the statutory and management framework that will ensure these values are protected and conserved. This document contains the information necessary to meet the requirements for accreditation by the Commonwealth Minister for Sustainability, Environment, Water, Population and Communities under s46 of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The Management Plan contemplates a future bilateral agreement between the Australian Government and the State of Victoria to:

- protect and conserve the World and National Heritage values of the Royal Exhibition Building and Carlton Gardens
- minimise duplication in the assessment and approval of actions that may impact on the World and National Heritage values of the Royal Exhibition Building and Carlton Gardens
- ensure there will be adequate assessment of actions that may impact upon the World and National Heritage values of the Royal Exhibition Building and Carlton Gardens; and
- ensure actions that would have unacceptable or unsustainable impacts on the World and/or National Heritage values of the Royal Exhibition Building and Carlton Gardens will not be approved

In addition to the requirements set out in s46 of the EPBC Act, this plan has been prepared in accordance with:

- ss51 and 51A of the EPBC Act ('Agreements relating to declared World Heritage properties' and 'Agreements relating to National Heritage places')
- regulation 2B.01 of the *Environment Protection and Biodiversity Conservation Regulations 2000* (EPBC

Regulations) ('Criteria for accreditation of management plans for World Heritage properties and National Heritage places')

- the 'Australian World Heritage management principles', 'Management plans for National Heritage places' and 'National Heritage management principles' set out in Schedules 5, 5A and 5B of the EPBC Regulations
- Part 3A ('World Heritage'), Section 62O(2) of the Heritage Act states that a World Heritage Management Plan must:

- (a) state the world heritage values of the listed place; and
- (b) set out policies designed to ensure that the world heritage values of the listed place are identified, conserved, protected, presented, transmitted to future generations and, if appropriate, rehabilitated; and
- (c) set out mechanisms designed to deal with the impacts of actions that individually or cumulatively degrade, or threaten to degrade, the world heritage values of the listed place; and
- (d) provide for management actions for values (other than world heritage values) that are consistent with the management of the world heritage values of the listed place; and
- (e) state that the processes for public consultation set out in Division 3 of Part 3A of the Heritage Act apply to the World Heritage Management Plan; and
- (f) not be inconsistent with Australia's obligations under the World Heritage Convention within the meaning of the EPBC Act; and
- (g) not be inconsistent with the Australian World Heritage management principles within the meaning of the EPBC Act.

The terms of this Management Plan are given legal effect in Victoria through the Heritage Act. Section 62X of the Heritage Act requires compliance with the Management Plan by owners or occupiers carrying out any works or activities.

## 2. THE PLACE

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The Royal Exhibition Building and Carlton Gardens is located on Land Reserve Rs 37130 (Royal Exhibition Building and Museum of Victoria) and Rs 9990 (Carlton Gardens), Crown Allotments 1, 2 & 3, Section 19A, Parish

of Jika Jika, at Carlton. The place is bound by Rathdowne Street to the west, Carlton Street to the north, Nicholson Street to the east and Victoria Street to the south.

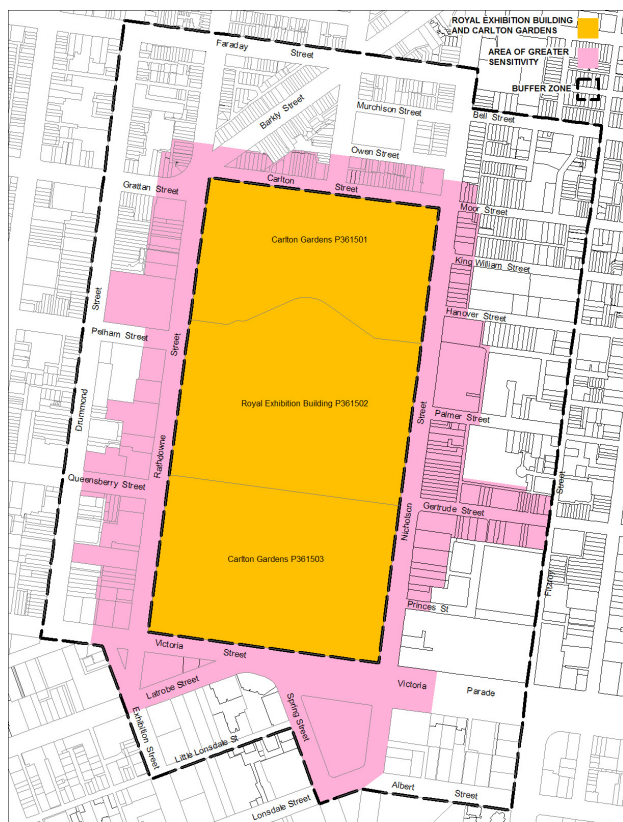


Figure 1: Royal Exhibition Building and Carlton Gardens and Buffer Zone, showing Area of Greater Sensitivity. For a larger version of this map please see Appendix 8.

The Buffer Zone extends around the Royal Exhibition Building and Carlton Gardens, but excludes the Royal Exhibition Building and Carlton Gardens World Heritage Site itself (See Appendix 8).

The requirement that a Buffer Zone be created 'wherever necessary for the proper conservation of the property' is set down in the *Operational Guidelines for the Implementation of the World Heritage Convention* (2005) (Guidelines). The 'Area of Greater Sensitivity' is an area immediately surrounding the site. As a result of its proximity to the site, new development in this area may be visible from the site and has the capacity to compromise significant views and vistas to it. While it does not provide the immediate context for the site, large-scale activity within the remainder of the Buffer Zone also has the potential to impact upon it.

Further information about the place, including information about its location, physical features, condition, historical context and current uses can be found in Attachments A, B, C and D.

### 3. INTERPRETATION

#### 3.1 History of the site

The Royal Exhibition Building and Carlton Gardens have played a significant role in Melbourne's social, cultural and political life since their creation in 1879 for the Melbourne International Exhibition, which opened on 1 October 1880. Another larger international exhibition was held in the Exhibition Building and Carlton Gardens in 1888 to mark the centenary of white settlement. On 9 May 1901, 12,000 people witnessed the Duke of Cornwall and York declare Australia's first parliament open under the dome of the Royal Exhibition Building. Federal parliament then sat at the state parliament building on Spring Street until 1927 when 'old' parliament house opened in Canberra. During this period, Victoria's state parliamentarians occupied the western machinery annexe.

In February 1919, just months after fighting ceased in the First World War, the building became a hospital for 4000 patients afflicted by the Spanish Flu. Two years later the first Australian War Memorial Museum (precursor to the Australian War Memorial in Canberra) opened to the public in the eastern machinery annexe. From 1941–1945, 2000 personnel from the RAAF No. 1 School of Technical Training camped on the floors of the exhibition building and carried out training exercises in the grounds.

In the 1950s a migrant reception centre operated on the oval to the north of the exhibition building, and in 1956, Olympic flags flew over the building as a number of sporting events were held under the dome and in a newly constructed stadium adjacent to the eastern machinery annexe.

To mark the building's centenary in 1980, Queen Elizabeth II's cousin, Princess Alexandra, bestowed Royal title on the Exhibition Building. A year later, Queen Elizabeth herself visited the Royal Exhibition Building as it hosted the Commonwealth Heads of Government Meeting (CHOGM).

#### 3.2 Educational programs

Article 27 of UNESCO Convention concerning the Protection of the World Cultural and Natural Heritage 1972 encourages educational and information programs to strengthen appreciation and respect of the cultural and natural heritage of a place.

The site's long, rich history is interpreted onsite in a permanent display within the Royal Exhibition Building and on a series of panels located around the garden. Museum Victoria and the City of Melbourne publish a



leaflet for a self-guided walk for visitors wishing to explore the garden in detail, and guided tours are held most days in the Royal Exhibition Building. An estimated 450,000 people attend exhibition events at the site each year.

Museum Victoria hosts the Royal Exhibition Building and Carlton Gardens website, which provides more detail about the history of the building and gardens, a virtual tour of the building's interior, links to artefacts from significant periods of the building's use, videos, and information about heritage listing and governance.

Policies for the interpretation of the place are included in Attachment A, Section 5; Attachment B, Section 3.8; and Attachment C, Section 5.3.

Further information about the heritage place and events is available online via the Museum Victoria website — <[www.museumvictoria.com.au](http://www.museumvictoria.com.au)>

#### **4. COMPONENTS OF THE MANAGEMENT PLAN**

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The Management Plan as a whole consists of this document and four other documents which form Attachments A–D to this Plan:

##### **Attachment A**

*Royal Exhibition Building and Carlton Gardens, Carlton, Conservation Management Plan* (October 2007, updated June 2008) was prepared by Lovell Chen for Heritage Victoria and endorsed by the Steering Committee established under s62M of the Heritage Act on 24 June 2009. The purpose of the Conservation Management Plan is to update and expand on an earlier report, and to address specific EPBC Act requirements for Management Plans for heritage places included in the World Heritage List and the National Heritage List. The Conservation Management Plan applies to the entire site of the Royal Exhibition Building and Carlton Gardens, as depicted in the Victorian Heritage Register diagram 1501 (refer Appendix 3). The *Royal Exhibition Building and Carlton Gardens Conservation Management Plan* is due to be reviewed by Museum Victoria and the City of Melbourne in 2017.

##### **Attachment B**

*Carlton Gardens Master Plan* (May 2005) was prepared by the City of Melbourne and sets out the future directions for the management of the Carlton Gardens. The *Carlton Gardens Master Plan* is due to be reviewed by the City of Melbourne in 2017.

##### **Attachment C**

*Royal Exhibition Building and Exhibition Reserve Master Plan* (February 2007) was prepared by Museum Victoria and endorsed by Museums Board of Victoria and sets out the vision for the management of the Royal Exhibition Building and the Exhibition Reserve that are managed by Museum Victoria. The Master Plan provides for the continued historic function as a venue for exhibitions and events, while at the same time fostering public access and interpretation. The Master Plan also identifies proposed capital works projects. The *Royal Exhibition Building and Exhibition Reserve Master Plan* is due to be reviewed by Museum Victoria in 2017.

##### **Attachment D**

*World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens* (Department of Planning and Community Development, October 2009) was prepared by Lovell Chen for the Executive Director, Heritage Victoria, modified by the Heritage Council of Victoria and approved with amendments by the Victorian Minister for Planning on 21 October 2009. The Strategy Plan provides for the protection of the World Heritage values of the Royal Exhibition Building and Carlton Gardens through specific planning controls within the Buffer Zone. The *World Heritage Environs Area Strategy Plan* is due to be reviewed by the Executive Director, Heritage Victoria and the Heritage Council in 2017.

The Steering Committee has recently completed an assessment of all buildings within the Area of Greatest Sensitivity or 'AGS' located in the inner portion of the Buffer Zone. This assessment is included at Appendix 9. Following the finalisation of this Management Plan, the Heritage Council will be notified of the Steering Committee's findings and the Executive Director will prepare an amendment to include the Steering Committee's assessment as an Appendix to the Strategy Plan when it is next reviewed in 2017. The Steering Committee will also write to the City of Melbourne and the City of Yarra, notifying them that the assessment has been undertaken and requesting that it be considered when permit applications for buildings that sit within the AGS are assessed.

In its totality the Management Plan contains detailed guiding conservation policies based on the identified heritage values of the Royal Exhibition Building and Carlton Gardens and seeks to ensure that the Local, State, National and World Heritage values are fully protected and conserved.

Specifically, the Management Plan will ensure that the Royal Exhibition Building and Carlton Gardens site is regulated and managed to protect its World and

National Heritage values, and to ensure that Australia meets its obligations under the World Heritage Convention.

The impact assessment and approval regime set out in this Management Plan will protect the World and National Heritage values of the Royal Exhibition Building and Carlton Gardens to a level equivalent to that afforded under the EPBC Act.

#### Attachment E

*Report to the Minister* (March 2012) was prepared by the Steering Committee. The Heritage Act requires the Steering Committee to prepare a draft Management Plan for the Place. As required by the Heritage Act, notice of the Plan was advertised and public submissions sought. To provide interested parties with an opportunity to address their concerns directly to the Steering Committee, a public hearing was also held. The Committee produced a report for the Minister. The Report summarises the feedback received and the Committee's response to the significant issues raised.

## 5. WORLD HERITAGE VALUES

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The Royal Exhibition Building and Carlton Gardens is inscribed on the UNESCO World Heritage List under criterion (ii), being a place that 'exhibits an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design'. The inscription citation reads:

*The Royal Exhibition Building and the surrounding Carlton Gardens, as the main extant survivors of a Palace of Industry and its setting, together reflect the global influence of the international exhibition movement of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The movement showcased technological innovation and change, which helped promote a rapid increase in industrialisation and international trade through the exchange of knowledge and ideas.*

It is intended that once finalised by UNESCO, the Statement of Universal Value (SOUV) will be incorporated into this Management Plan and replace the draft SOUV for the place, prepared by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities and provided below.

### **Royal Exhibition Building and Carlton Gardens**

#### **Outstanding Universal Value**

##### **Brief synthesis**

*The Royal Exhibition Building and Carlton Gardens are a surviving manifestation of the international exhibition movement which blossomed in the late nineteenth and early twentieth centuries. The exhibitions themselves brought people and ideas together on a grand scale, in diverse locations around the world, and greatly enhanced international social and economic links. They provided a mechanism for the world-wide exchange of goods, technology, ideas, culture and values, and heralded a new era of trading networks and the modern international economy. The exhibitions were a spectacular shopfront for the industrial revolution, which shaped some of the greatest global social and economic transformations. Typically, exhibition buildings were surrounded by large gardens — the common view being that these “palaces of industry” should be seen and function within formal garden settings.*

*The Royal Exhibition Building in its associated Carlton Gardens landscape setting, was constructed to house the Melbourne International Exhibition of 1880. That Exhibition, together with the subsequent 1888 Melbourne Centennial International Exhibition also held on the site, was among the largest events staged in colonial Australia and helped introduce the world to Australian industry and technology.*

*The site comprises three parcels of Crown Land including two Crown Land Reserves for Public Recreation (Carlton Gardens) and one for Exhibition and Museum use. It consists of a rectangular block of 26 hectares bounded by four city streets, Victoria Street on its southern side, Carlton Street on its northern side, Rathdowne Street on its western side and Nicholson Street on its eastern side. The permanent exhibition building of the 1880 Exhibition is positioned in the centre of Carlton Gardens and comprises a timber framed Great Hall, cruciform in plan, with a pair of elongated rectangular wings, a transept to the north, a truncated transept to the south, and a soaring octagonal dome.*

*The formally designed southern Carlton Gardens form the forecourt to the building. The southern gardens are in nineteenth century modified 'Gardenesque' style with a formal symmetrical layout around an axial path and featuring classically inspired features and large specimen trees. These features include the main north–south tree-lined avenue (Grande Allee), the east–west terrace, the Hochgurtel fountain with surrounding circular garden bed, the eastern forecourt with surrounding circular garden bed and the French fountain, the radial pattern of tree-lined linear pathways converging on the Hochgurtel fountain, the formal garden beds (parterres),*



*the incorporation of axial views and vistas and the planting of trees in groups or clumps. The Grande Allee which is on the north–south axis, forms the main entrance to the building from Victoria Street, which with its plane trees, frames the Exhibition Building dome. A high number of the trees extant on the site are from the 1880s and 1890s layout.*

*To the north of the Melbourne Museum the Carlton Gardens consist of broad tree-lined avenues and lawns. The gardens were re-established after both Exhibitions and the layout is essentially unchanged since then. The Royal Exhibition Building is one of the finest and largest nineteenth century buildings in Australia, and is associated in architectural style with the international exhibition movement. Its construction reflects Australia's participation in a period of global industrialisation and exchange of values, ideas and technologies. The Carlton Gardens are part of the setting constructed for the Exhibition Building and an integral part of the overall site design.*

#### **Criteria met**

*Criterion (ii)<sup>1</sup>*

*Criterion (ii)<sup>2</sup> exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design. Despite the great impact of the international exhibition movement, relatively few physical manifestations of it remain. The Royal Exhibition Building and Carlton Gardens is significant as a demonstration of buildings and grounds that housed the exhibitions, and the exhibits themselves. They are the tangible parts of the world's heritage that connect us to a significant stage in human history.*

*The Royal Exhibition Building and the surrounding Carlton Gardens, as the main extant survivors of a Palace of Industry and its setting, together reflect the global influence of the international exhibition movement of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The movement showcased technological innovation and change, which promoted a rapid increase in industrialisation and international trade through the exchange of knowledge and ideas.*

*The Royal Exhibition Building in its associated Carlton Gardens landscape setting, was constructed to house the Melbourne International Exhibition of 1880. That Exhibition, together with the subsequent 1888 Melbourne Centennial International Exhibition also held*

*on the site were among the largest events staged in colonial Australia and helped introduce the world to Australian industry and technology.*

*The international exhibition movement reflected a dynamic and transitional phase in modern history which saw the growth and spread of the benefits of industrialisation in the form of technological advancements and social progress, the transmission of ideas and cultural values around the world, and the rapid development of an international economy.*

*The Royal Exhibition Building and Carlton Gardens have outstanding universal value as a rare surviving manifestation of the international exhibition movement of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries – a movement that embodied ideas and processes that have profoundly affected modern societies. The Building and Gardens, used for the international exhibitions of 1880 and 1888, are unique in having maintained authenticity of form and function through to the present day.*

#### **Authenticity**

*The Royal Exhibition Building and Carlton Gardens have high authenticity, in that they largely retain the form they had as an international exhibition site. The site includes all the land allotted to the exhibition site in 1879 which was part of a larger allotment of public land first vested for this purpose in 1873. The original allotment is still defined by the immediately surrounding streets and the bluestone plinth, the base of the iron railings that encircled the boundaries of the 1880 Exhibition site. The Royal Exhibition Building has high authenticity as the only surviving Great Hall from a major exhibition, the key building for international exhibitions, used for the central purpose of the international exhibition movement – to display manufactured goods and technological progress. The Carlton Gardens also have a high authenticity, as they still retain the layout of the Exhibition Gardens as designed by Joseph Reed, the architect of the Royal Exhibition Building, to enhance the setting of the building. The fountains designed and built for the two Melbourne International Exhibitions are still located on the site.*

*The authenticity of the Building and Gardens is strengthened by their continuing use as a vibrant site for large-scale exhibitions such as cultural and trade fairs and public events, thus demonstrating authenticity also in terms of function.*

#### **Integrity**

*The 1880 Great Hall survives substantially intact in its materials and structural form, internally and externally. The major typological elements of an International Exhibition Great Hall, such as a dome, cruciform floor plan, towers, and great portal entries, remain intact. The*

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<sup>1</sup> Refers to current unified criteria (World Heritage Committee Decision 6 EXT.COM.5.1)

<sup>2</sup> Wording of criterion at time of inscription in 2004 (identical to that used in the unified criteria)

ornate internal paintings have mostly been replaced by the third decorative scheme of 1901; however, parts of the 1880 murals are still intact. The Melbourne Museum was constructed in 2000 to the north of the Royal Exhibition Building.

The formal ornamental palace garden, being the southern part of the Carlton Gardens, provided the context for the 'Palace of Industry' and is substantially intact in form and in its treed avenues. The feature entrance Hochgurtel Fountain of 1880, the French fountain, and a granite drinking fountain of 1888 are the only elements of the garden ornamentation that survive to the present day. The northern part of the Carlton Gardens containing the broad tree-lined avenues and lawns, were reinstated after the 1888 exhibition closed. Conservation works have been undertaken to the Royal Exhibition Building to enable it to continue to be used as a major exhibition hall. All conservation works since 1987 have been in accordance with the Burra Charter 1999.

### **Management and protection requirements**

The property has effective legal protection, a sound planning framework and is well managed. The Royal Exhibition Building and Carlton Gardens was included in the National Heritage List in 2004 under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and on the State Heritage Register of Victoria in 1998 under the Heritage Act 1995. Listing in the National Heritage List requires that any proposed action to be taken inside or outside the boundaries of a National Heritage place or a World Heritage property that may have a significant impact on the heritage values is prohibited without the approval of the Federal Minister. Inclusion in the Victorian Heritage Register means that works inside the boundaries of the registered place are prohibited without approval under the Heritage Act 1995.

A Conservation Management Plan for the whole site was finalised in 2009. A Buffer Zone, the World Heritage Environs Area, has been established and a World Heritage Environs Area Strategy Plan has been developed. Changes to local government heritage overlays have been made to give effect to this plan. Any future developments immediately outside the World Heritage Environs Area which are likely to have a significant impact on the World Heritage values of the Royal Exhibition Building and Carlton Gardens are subject to the provisions of the EPBC Act.

The present state of conservation is very good. The property is maintained and preserved through regular and rigorous repair and conservation programs. Conservation work has recently been undertaken on the building's dome and structure, the external joinery and stonework and timber floors. Work is being undertaken

to upgrade the building services. The scroll and parterre gardens on the southern side of the Exhibition Building which were part of the 1880 Melbourne International Exhibition have been restored. In 2010 an archaeological investigation was undertaken in the Western Forecourt, which was asphalted in the 1950s, to assist in the restoration of the 1880 German Garden. As part of this restoration, an extensive water harvesting and storage system involving the installation of underground water tanks in the Western Forecourt to capture roof and surface runoff has been installed. These works contribute to maintaining the integrity of the Royal Exhibition Building and Carlton Gardens.

The management system of the Royal Exhibition Building and Carlton Gardens takes into account a wide range of measures provided under planning and heritage legislation and policies of both the Australian Government and the Victorian Government. The Conservation Management Plan for the Royal Exhibition Building and Carlton Gardens and the World Heritage Environs Area Strategy Plan together provide the policy framework for the conservation and management of the Royal Exhibition Building and Carlton Gardens. The Royal Exhibition Building is managed as an integral part of Museum Victoria. The Carlton Gardens are managed by the City of Melbourne.

Further discussion of the World Heritage values can be found in Attachment A (Chapter 5) and Attachment D (Chapter 3). Also see the Australian Heritage Database at <[www.environment.gov.au](http://www.environment.gov.au)> and refer to Appendix 1.

## **6. NATIONAL HERITAGE VALUES**

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The Royal Exhibition Building and Carlton Gardens is included on the National Heritage List and meets the following National Heritage criteria:

- (a) the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history
- (b) the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- (c) the place has outstanding heritage value to the nation because of the place's importance in demonstrating the particular characteristics of (i) a class of Australia's natural or cultural places or (ii) a class of Australia's natural or cultural environments

- (d) the place has outstanding value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group; and
- (e) the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period

A detailed discussion of the National Heritage values can be found in Attachment A (Chapter 5 and A8–A49). Also see the Australian Heritage Database at <[www.environment.gov.au](http://www.environment.gov.au)> and refer to Appendix 2.

## 7. STATE HERITAGE VALUES

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### 7.1 Aboriginal Heritage

The Traditional Owners of the land on which the Royal Exhibition Building and Carlton Gardens is situated are the members of the Kulin Nation.

The Exhibition Gardens Meeting Place is a registered Aboriginal heritage site under the *Aboriginal Heritage Act 2006* for its contemporary values (7822-2035). The Meeting Place has been frequented since before World War I. It consists of two large Moreton Bay Fig Trees (*Ficus Macrophylla*) and the surrounding area, at the edge of Carlton Gardens, near the junction of Nicholson and Gertrude Streets.

No Registered Aboriginal Party (RAP) has been appointed for the area; however, if a RAP is appointed under the Aboriginal Heritage Act then this Management Plan will be amended to identify the RAP (or RAPs). The Steering Committee would also engage with the RAP or RAPs in respect of the management of the Place.

### 7.2 Non-Aboriginal Heritage

The Royal Exhibition Building and Carlton Gardens is of historical, architectural, aesthetic, social and scientific (botanical) significance to the State of Victoria. The place is registered in the Victorian Heritage Register (VHR) as H1501.

A detailed discussion of the State Heritage values can be found in Attachment A (Part 1 Chapter 5 and Part 2 pages A2–A6). Also see the Victorian Heritage Database at <[www.heritage.vic.gov.au](http://www.heritage.vic.gov.au)> and refer to Appendix 3.

## 8. LOCAL HERITAGE VALUES

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The Royal Exhibition Building and Carlton Gardens is locally significant. The Statements of Significance at the World, National and State levels provide a description of the values that are also important at the local level. A discussion of the local heritage values can be found in Attachment A (Chapter 5).

## 9. STATUTORY FRAMEWORK

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### 9.1 Royal Exhibition Building and Carlton Gardens

The values of the Place are protected by Victorian and Commonwealth legislation. (Appendix 6 contains a summary outlining the relationship between the various state and federal agencies responsible for the management of the Place).

At a state level, the World and National Heritage values of the Royal Exhibition Building and Carlton Gardens are protected by the Victorian heritage and planning statutory frameworks. The heritage framework is the key means of protecting the Royal Exhibition Building and Carlton Gardens, in conjunction with the Crown Land management provisions included in the Victorian *Crown Land (Reserves) Act 1978*.

Approval of actions in relation to the Royal Exhibition Building and Carlton Gardens may only be made in accordance with this Management Plan. Actions that have unacceptable or unsustainable impacts on heritage values — in particular on World and National Heritage values — are inconsistent with this Management Plan and cannot be approved.

#### 9.1.1 Crown Land reservations

The Crown Land (Reserves) Act permanently reserved the Carlton Gardens as public gardens and nominated the area now containing the Royal Exhibition Building, Melbourne Museum and the space around the buildings as the Exhibition Reserve. In 1996, an amendment to the *Museums Act (1983)* vested the general control, administration and management of the Exhibition Reserve in the Museums Board of Victoria. Part 4A of the Crown Land (Reserves) Act controls Special Event Management.

The Royal Exhibition Building (P361502):

- The Reserve is vested in the Department of the Premier and Cabinet and managed by the Museums Board of Victoria (in accordance with Attachment C).

- The Reserve is reserved for Exhibition and Museum purposes.
- Uses permitted for the Reserve include:
  - community use of the building
  - museum
  - other Public Institutions (cultural and natural interest)

The Carlton Gardens (P361501 & P361503):

- The Gardens have been reserved for public recreation since 1873. The Melbourne City Council manages the Gardens as a Sole Trustee (in accordance with Attachment B).
- Uses permitted for the Reserve include:
  - public park
  - playground
  - public conveniences

### 9.1.2 Heritage permit requirements arising from Registration

The Place is also included in the VHR. Inclusion in the VHR means that works to the Royal Exhibition Building and Carlton Gardens require approval through a permit issued under the Heritage Act unless:

- the Heritage Council, at the time of registration and in accordance with s42(4) of the Heritage Act, identified works and activities that can be carried without the need for a permit; or
- the works and activities are exempt from the need for a permit under s66 of the Heritage Act ('Exemptions from permits')

When the Heritage Council amended the registration of H1501 in 2002, it also determined that particular works and activities could be carried out without the need for a permit under the Heritage Act (s42(4) exemptions). These exemptions include:

- minor repairs and maintenance to the exterior of the Curator's Lodge, including painting of previously painted walls, posts and roofing in the same colour
- modifications to the interior of the Curator's Lodge, including painting of previously painted walls and ceilings (provided that the works do not remove evidence of the original paint or decorative scheme); removal of paint from originally unpainted or oiled joinery, doors, architraves etc.; and refurbishment of existing bathrooms and kitchens, including associated plumbing and wiring

- routine gardening and landscaping, including repairs, conservation and maintenance to hard landscape elements; new or replacement planting which conserves the landscape character of elm, oak, fig, plane, poplar and cedar avenues and rows; and vegetation protection and management of the possum population

The s42(4) exemptions approved by the Heritage Council for the place accord with the various plans provided at Attachments A, B and C and do not negatively impact on the World and National Heritage values of the Royal Exhibition Building and Carlton Gardens.

Under s66 of the Heritage Act:

- the Heritage Council, on the recommendation of the Executive Director (Heritage Victoria), may determine classes of works or activities which may be undertaken without a permit; and/or
- an owner of a registered place may apply to the Heritage Council for a determination that a permit is not required in respect of particular works and activities in relation to a registered place [*note: the Heritage Council has delegated this function to the Executive Director in accordance with the 'Instrument of Delegation under section 12(1) of the Heritage Act 1995', most recently executed on 1 June 2012*]

The Heritage Council has not determined any classes of works or activities that can be undertaken without a permit and cannot approve any that would have unacceptable or unsustainable impacts on the World or National Heritage values of the Royal Exhibition Building and Carlton Gardens.

Save for the above exemptions, all development and works to the Royal Exhibition Building and Carlton Gardens require statutory approval under the Heritage Act. The permit assessment and approval process under the Heritage Act is described at 9.1.3.

### 9.1.3 Permit assessment and approval process under the Heritage Act

The permit lodgement, assessment and approval process is established under Division 1, Part 4 of the Heritage Act (ss63–84). The Executive Director is responsible for issuing permits for works within the Royal Exhibition Building and Carlton Gardens.

If the Executive Director considers that the proposed works and activities may detrimentally affect the cultural heritage significance of the registered place, then the Executive Director *must* cause notice of the permit application to be published in a newspaper circulating in the area and *may* require the owner to display a notice of the permit application on the site for a specified period not exceeding 14 days. Any person may lodge a

written submission in relation to the notified application.

When assessing a heritage permit application for works to the Royal Exhibition Building and Carlton Gardens the Executive Director *must* consider (in accordance with s73(1) of the Heritage Act):

- the extent to which the application, if approved, would affect the cultural heritage significance of the registered place
- the extent to which the application, if approved, would affect the world heritage values of the listed place and any relevant approved World Heritage Strategy Plan
- the extent to which the application, if refused, would affect the reasonable or economic use of the registered place, or cause undue financial hardship to the owner in relation to that place
- any submissions received through notification of the application
- any decisions of the Heritage Council, under s72 of the Heritage Act
- if the applicant is a public authority, the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to carry out a statutory duty specified in the application; and
- any matters relating to the protection and conservation of the place that the Executive Director considers relevant (including this Management Plan)

Additionally, the Executive Director *may* consider (in accordance with s73(1A) of the Heritage Act):

- the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is subject to a heritage control in the relevant planning scheme or is included in the VHR; and
- any other relevant matter

#### **9.1.4 Compliance, offences and penalties under the Heritage Act**

The Heritage Act contains provisions requiring owners to maintain registered heritage places. Under s160 of the Heritage Act the owner of a registered place must not:

- allow that place to fall into disrepair; or
- fail to maintain that place to the extent that its conservation is threatened

If the Executive Director believes either of the above has occurred, a written notice may be served on the owner requiring they show cause why an order should not be made obliging them to carry out specified conservation works. It is an indictable offence to fail to show cause and penalties of up to 4800 penalty units apply for a body corporate (see s164 of the Heritage Act). The Executive Director may also undertake the required conservation works and then recover costs.

#### **9.1.5 Planning permit requirements**

The Royal Exhibition Building and Carlton Gardens is administered by the City of Melbourne and is covered by Heritage Overlay (HO) 69 under the Melbourne Planning Scheme. Pursuant to Clause 43.01 of the Planning Scheme, no planning permit is required under the Heritage Overlay to develop a heritage place which is included on the VHR.

#### **9.1.6 Heritage permit assessment and approval process under the EPBC Act**

Places of significance under the World Heritage Convention (Convention) are managed in accordance with the provisions of the EPBC Act. Pursuant to that Act, the Commonwealth is required to approve certain activities.

Part 9 EPBC Act provides that the Federal Minister responsible for the operation of the EPBC Act is required to approve all 'controlled actions'. If an approval is required then the process that the Minister must go through before granting that approval is outlined in Part 9 of the Act. Section 130 of the EPBC Act sets out the timelines for the decision process, while s131, s131AA and s131A require the Minister to seek feedback from various parties, including members of the general public.

Section 34B of the EPBC Act provides the Federal Minister with the power to make a 'declaration' under s33 EPBC Act that certain actions or classes of actions do not require approval on the basis that they are not inconsistent with Australia's obligations under the World Heritage Convention.

#### **9.2 World Heritage Environs Area (Buffer Zone)**

The World Heritage Committee at its 34<sup>th</sup> Session in 2010 (Decision — 34 COM 8B.52 — Brasilia) approved the Buffer Zone for the Royal Exhibition Building and Carlton Gardens. A map illustrating the Buffer Zone is at Appendix 8.

### 9.2.1 Buffer Zone Heritage permit assessment and approval process under the Heritage Act

Known as the World Heritage Environs Area and declared under s62A of the Heritage Act, the Buffer Zone is shown in Figure 1. The Heritage Act enables preparation of World Heritage Strategy Plans for the World Heritage Environs Area. *The World Heritage Environs Area Strategy Plan: Royal Exhibition Building & Carlton Gardens* (Attachment D) was approved by the Minister for Planning on 21 October 2009.

In summary, the Strategy Plan implemented:

- inclusion of the properties fronting the Royal Exhibition Building and Carlton Gardens in a new precinct-based Heritage Overlay in the Melbourne and Yarra Planning Schemes. Properties fronting the western part of Gertrude Street and the eastern part of Queensberry Street were also included in this precinct. Land in this precinct is considered to be the AGS
- a new local Heritage Policy in the Melbourne and Yarra Planning Schemes to provide specific guidance for development of land within the AGS
- inclusion of properties on the northern side of Gertrude and Queensberry streets and the Royal Australasian College of Surgeons building within the Design and Development Overlay. Objectives include minimising the visual impact of new buildings and works, and protecting the values of and views to the Royal Exhibition Building. The Design and Development Overlays require notice of planning permit applications to be given to the Executive Director, Heritage Victoria;
- consequential changes to the Municipal Strategic Statements and the Local Planning Policies of the Melbourne and Yarra Planning Schemes.

Twelve heritage places registered in the VHR are located in the Buffer Zone surrounding the Royal Exhibition Building and Carlton Gardens. When assessing a permit application for these places, the Executive Director *must* relevantly consider (in accordance with s73(1) of the Heritage Act):

- the extent to which the application, if approved, would affect the cultural heritage significance of the registered place
- the extent to which the application, if approved, would affect the World Heritage values of the World Heritage listed place or any relevant approved World Heritage Strategy Plan

- the extent to which the application, if refused, would affect the reasonable or economic use of the registered place, or cause undue financial hardship to the owner in relation to that place
- any submissions received through notification of the application
- any decision of the Heritage Council under s72 of the Heritage Act
- if the applicant is a public authority, the extent to which the application, if refused, would unreasonably detrimentally affect the ability of the public authority to carry out a statutory duty specified in the application; and
- any matters relating to the protection and conservation of the place that the Executive Director considers relevant (including the World Heritage Environs Area Strategy Plan)

Additionally, the Executive Director *may* consider (in accordance with s73(1A) of the Heritage Act):

- the extent to which the application, if approved, would affect the cultural heritage significance of any adjacent or neighbouring property that is included in the VHR or subject to a heritage control under the relevant planning scheme; and
- any other relevant matter

### 9.2.2 Planning permit requirements

The planning framework is the key means of protecting the World Heritage Environs Area surrounding the Royal Exhibition Building and Carlton Gardens.

The World Heritage Environs Zone is largely within private ownership with the exception of the road reserves, and falls within the municipalities of the Cities of Melbourne and Yarra. On 19 November 2009, the Victorian Minister for Planning amended the Melbourne and Yarra Planning Schemes to implement the *World Heritage Environs Area Strategy Plan for the Royal Exhibition Building and Carlton Gardens* in accordance with s62L of the Heritage Act.

The City of Melbourne and Yarra City Council are the planning authorities responsible for administering the respective planning schemes for the World Heritage Environs Area. There are parallel local planning provisions in the respective planning schemes:

#### Melbourne Planning Scheme

- lists as Heritage Overlay 992 World Heritage Environs Area Precinct. External paint controls apply within this precinct

- local planning policy Clause 22.21 Heritage Places Within the World Heritage Environs Area applies
- separately listed Heritage Overlays apply to individual heritage places registered in the VHR and to a few places of local significance

### Yarra Planning Scheme

- listed as Heritage Overlay 361 World Heritage Environs Area Precinct
- local planning policy Clause 22.14 Development Guidelines For Heritage Places in the World Heritage Environs Area applies
- separately listed Heritage Overlays apply to individual heritage places registered in the VHR, and to one place of local significance

### 9.2.3 Compliance, offences and penalties under the Planning and Environment Act 1987

Details regarding enforcement and legal proceedings are set out in Part 6 of the Victorian *Planning and Environment Act 1987*.

## 10. MONITORING, REVIEW AND REPORTING

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### 10.1 International requirements

Operational Guidelines for the Implementation of the World Heritage Convention (UNESCO, 2008) require Periodic Reporting every six years, focusing on the governance and state of conservation of the heritage place. A Periodic Report was undertaken for the Royal Exhibition Building and Carlton Gardens in 2011 which reflects a risk management approach. A review will be conducted in 2017.

### 10.2 National requirements

Schedule 5 of the EPBC Regulations defines the Australian World Heritage management principles and is attached as Appendix 4. This regulation sets out the framework in which all Australian World Heritage sites must be managed.

This Management Plan is intended to meet the requirement of Schedule 5A of the EPBC Regulations which defines the requirements for Management Plans for National Heritage places and is attached as Appendix 5.

### 10.3 State requirements

This World Heritage Management Plan is intended for review every seven years under s62W of the Heritage Act. An annual report on the condition of a world heritage listed place may be required by the Minister under s62Y of the Heritage Act.

The documents constituting the World Heritage Management Plan are intended for review at various intervals; for example, amendments may be prepared from time to time for an approved World Heritage Strategy Plan under s62I of the Heritage Act. Review of the full Management Plan (including the plans in Attachments A–D) would desirably coincide with the UNESCO requirements for six-yearly Periodic Reporting (next due in 2017).

### 10.4 Consultation with Indigenous parties, other stakeholders and the public

Museum Victoria has an Aboriginal Cultural Heritage Advisory Committee (ACHAC) which includes representatives from Aboriginal communities across Victoria. Further, the Chair of ACHAC is a member of the Museums Board of Victoria and provides advice in relation to matters affecting Aboriginal people at the highest level.

As part of its Indigenous policy framework, the City of Melbourne has an Indigenous Advisory Panel, which includes Traditional Owner representation.

Public consultation is provided for at all levels in the preparation and review of relevant plans and strategies. Museum Victoria has a marketing and research department which undertakes surveys and both qualitative and quantitative research in relation to the visitor's experience at the Royal Exhibition Building. City of Melbourne conducts a bi-annual 'park satisfaction' survey which involves user surveys on a range of issues.

## 11 SUSTAINABLE USE AND DEVELOPMENT

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Management of the Royal Exhibition Building and Carlton Gardens requires significant resource inputs of water and energy. Community expectations to manage resources in a more sustainable manner have increased in recent years.

The Carlton Gardens Master Plan contains policy recommendations relating to environmentally sustainable management of the Gardens, including the preparation of a water management plan, selection of



appropriate replacement plant species and provision of waste recycling facilities.

The Royal Exhibition Building and Exhibition Reserve Master Plan identified a water harvesting project in accordance with environmental sustainability recommendations in both the Conservation Management Plan and the Carlton Gardens Master Plan. The project, now implemented, involved collecting rainwater from the Royal Exhibition Building's roof for use in the Exhibition Reserve landscape, fountains and the parterre garden and ponds in Carlton Gardens, as well as in the Museum Forest Gallery.

The guiding principle is that minimizing resource input should not compromise the identified cultural significance and values of the heritage place. Post-major event inspections of the Carlton Gardens are undertaken by the City of Melbourne. Heritage Victoria also conducts its own inspections of the Gardens before, during and following major events which require permits.

## ACKNOWLEDGEMENT

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The Management Plan for the Sydney Opera House (August 2005) has provided a framework for this Management Plan.

## ATTACHMENTS

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- A *Royal Exhibition and Carlton Gardens, Carlton, Conservation Management Plan (October 2007, updated June 2008)* prepared by Lovell Chen for Heritage Victoria
- B *Carlton Gardens Master Plan (May 2005)* prepared by the City of Melbourne
- C *Royal Exhibition Building and Exhibition Reserve Master Plan (February 2007)* prepared by Museum Victoria and endorsed by Museums Board of Victoria
- D *World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens (2009)* prepared by Lovell Chen for the Executive Director (Heritage Victoria), modified by the Heritage Council of Victoria and approved with amendments by the Minister for Planning
- E *Report on the Public Submissions to the draft World Heritage Management Plan* prepared by the Steering Committee

## APPENDICES

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- 1. World Heritage List Citation
- 2. National Heritage List Citation
- 3. Victorian Heritage Register Citation
- 4. Environment Protection and Biodiversity Conservation Regulations 2000 — Schedule 5  
Australian World Heritage management principles
- 5. Environment Protection and Biodiversity Conservation Regulations 2000 — Schedule 5A  
Management Plans for National Heritage Places
- 6. Responsibility for Managing the Royal Exhibition Building and Carlton Gardens
- 7. Recommendations of the Steering Committee
- 8. Map of the Site, Showing the Buffer Zone and Area of Greater Sensitivity

- 9. Assessment of all Buildings within the Area of Greatest Sensitivity within the Buffer Zone

## APPENDIX 1 WORLD HERITAGE LIST CITATION

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The Royal Exhibition Building and Carlton Gardens were inscribed on the UNESCO World Heritage List on 1 July 2004.

The site was inscribed under Criterion (ii) of the Operational Guidelines for the UNESCO World Heritage Convention (1972) as follows:

*The Royal Exhibition Building and the surrounding Carlton Gardens, as the main extant survivors of a Palace of Industry and its setting, together reflect the global influence of the international exhibition movement of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The movement showcased technological innovation and change, which helped promote a rapid increase in industrialisation and international trade through the exchange of knowledge and ideas.*

The draft Statement of Outstanding Universal Value is included on page 6 of this Management Plan. The Statement of Outstanding Universal Value is not final until approved by the World Heritage Committee.

## APPENDIX 2 NATIONAL HERITAGE LIST CITATION

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### *Commonwealth of Australia Gazette*

Department of Environment and Heritage 20 July 2004

#### **Royal Exhibition Building National Historic Place:**

About 26ha, Victoria Street, Carlton, comprising all of the Land Reserve Rs 37130 (Royal Exhibition Building and Museum of Victoria) and Rs 9990 (Carlton Gardens), Crown Allotment 19A, shown on Diagram 1501, held by the Executive Director of Heritage Victoria, being the land bounded by Rathdowne Street, Carlton Street, Nicholson Street and Victoria Street.

#### **Criterion, Values (Rating)**

##### **A. Events, Processes (AT)**

The Royal Exhibition Building and Carlton Gardens, the venue for the grand opening of the first Australian Parliament in 1901, has outstanding national historic value for its role in the defining event of Federation. It is the place where the Commonwealth of Australia's first Parliament was commissioned and sworn in on 9 May 1901.

The Royal Exhibition Building and Carlton Gardens is a tangible symbol of the country's pride in its technological and cultural achievements in the latter part of the nineteenth century. Together with the associated gardens the Royal Exhibition Building is the most significant extant nineteenth century exhibition building in Australia.

#### **Attributes**

The entire site of the Royal Exhibition Building and Carlton Gardens encompass the values of the place. The site, comprising the Royal Exhibition Building and its Carlton Gardens, is a purpose-built assemblage. The boundary of the site is defined by the bluestone plinth of the perimeter fence constructed for the 1880–1881 Melbourne International Exhibition. The Exhibition Building comprises a timber-framed Great Hall, cruciform in plan, with a pair of elongated rectangular wings, a transept to the north and a truncated transept to the south, cement rendered brickwork walls, timber-framed roof, soaring octagonal dome, naves, aisles, continuous galleries, towers, corner pavilions, great portal entries, fanlights and clerestory lighting. A decorative painting scheme, the third since the building's construction, was undertaken for the opening of the first Federal Parliament with themes and allegories to represent the building as a seat of government and legislative power. The decorative

scheme was recovered and restored during renovations in the 1990s. Parts of the 1880 murals are still intact. Remains of the decorative painting scheme for the 1888 Centennial Exhibition may exist beneath subsequent paint layers.

Carlton Gardens as a whole comprises the setting for the Royal Exhibition Building. This value is most strongly associated with the 1879–1901 period of the Garden's development which includes both the Gardenesque and the classically inspired garden design elements.

##### **B. Rarity (AT)**

The Royal Exhibition Building and Carlton Gardens including the gardens' associated ornamental features have outstanding historic values as the major extant nineteenth century international exhibition building and garden complex in Australia.

The Royal Exhibition Building in its garden setting is a rare surviving example of an Australian response to the international exhibition movement.

The Royal Exhibition Building is one of the few major nineteenth century exhibition Great Halls worldwide to survive substantially intact and represents a rare example of the nineteenth century international movement's belief in the benefits of industrialisation, the transmission of ideas and social progress and the development of an extensive international economy. The Royal Exhibition Building in its original garden setting is a rare example of a surviving nineteenth century exhibition precinct, nationally and internationally.

Carlton Gardens is a significant example of nineteenth century classicism in an Australian public garden, featuring earlier nineteenth century Gardenesque style elements and later more classical features. These more classical features are seen in the south garden and are references to the classical gardens of European aristocracy and royalty. These features include the main north–south tree-lined avenue framing the southern entrance to the Exhibition Building (Grande Allee and tapis vert), the east–west terrace, the circular garden bed surrounding a central fountain (Hochgurtel fountain), the radial pattern of tree-lined linear pathways (allees), all converging on the Hochgurtel fountain (patte d'oie), the formal garden beds created along the south facade (parterres), the eastern forecourt with circular garden beds and the French fountain, the creation of axial views with foci, and the planting of trees in groups or clumps (bosquets).

Further axial features are used to reinforce the building's function as the focus of the garden. These design

elements are reminiscent of European Baroque palace gardens. These features include the axial layout of the building on a north–south alignment extended by the Grande Allee, the creation of the Promenade Deck (at the base of the dome) that reinforces the importance of the view down the Grande Allee and across to the city (which is intended to link the Exhibition Building with other central places of democracy and civic institutions — Parliament and Government House) and the placement of the building on the high point of a ridgeline so that the building's dome would become a landmark in the surrounding city. The adjacent gardens on the north and south sides of the Yarra River, the Fitzroy, Treasury and Parliament Gardens, Yarra Park and the Melbourne Botanic Gardens all heightened the contrived device of the Carlton Gardens and Royal Exhibition Building as set within an endless boulevard of greenery and civic grandeur (World Heritage nomination report).

The ornamental lakes, the diagonal tree-lined pathways and lawn in the north garden, and the mature nineteenth century specimen tree planting, some of which are rare, also contribute to the garden's values.

#### **Attributes**

The Royal Exhibition Building within its garden setting, the garden and associated elements demonstrate the characteristic features of the international exhibition movement. The Great Hall or 'Palace of Industry' is one of the few great halls to survive worldwide and the only one to have remained in use as a hall, still in its original landscaped setting.

The classical features are best displayed in the south garden. These include the main north–south tree-lined avenue framing the southern entrance to the Exhibition Building (Grande Allee and tapis vert), the east–west terrace, the circular garden bed surrounding a central fountain (Hochgurtel fountain), the radial pattern of tree-lined linear pathways (allees) all converging on the Hochgurtel fountain (patte d'oie), the formal garden beds created along the south facade (parterres), the eastern forecourt with circular garden beds and the French fountain, the creation of axial views with foci, and the planting of trees in groups or clumps (bosquets).

The ponds, the formal flowerbeds and the mature specimen trees associated with Sangster's 1880–1881 period and earlier also contribute to the gardens' significance.

The Royal Exhibition Building and Carlton Gardens retain high integrity. They retain continuity of public use.

#### **D. Principal characteristics of a class of places (AT)**

The Exhibition Building is an outstanding example demonstrating the principal characteristics of the Victorian Free Classical architectural style to express the form and ideas of the international exhibition movement. As one of the largest and finest nineteenth century buildings in Australia it represented a temple to industry rather than a palace.

Carlton Gardens were originally developed as a public park for passive recreation. Later more classical garden modifications were made forming the setting for the Royal Exhibition Building. The main garden elements include the main north–south tree-lined avenue (Grande Allee), the east–west terrace, the Hochgurtel fountain with surrounding circular garden bed, the eastern forecourt with surrounding circular garden bed and the French fountain, the radial pattern of tree-lined linear pathways converging on the Hochgurtel fountain (patte d'oie), the formal garden beds (parterres), the incorporation of axial views and vistas, the planting of trees in groups or clumps (bosquets), the ornamental ponds and the mature specimen trees surviving from Bateman's plan, the later trees planted by Sangster in c1879–1880, and the c1890 diagonal tree lined pathways of the north garden.

The Royal Exhibition Building and its garden setting retain continuity of public use and its original purpose of exhibitions and displays has been maintained.

#### **Attributes**

The Victorian Free Classical style is demonstrated in the Royal Exhibition Building in the rich modelling, the vaulted dome with its decorative skyline feature, decorative pediments, arched entrance, and use of stucco and timber in stylistic effects.

The main 1880 Exhibition Building is cruciform in plan, comprising a pair of elongated rectangular wings, extending east and west, with a transept to the north and a truncated transept to the south. Features include the soaring dome, naves, aisles, fanlights and clerestory lighting, southern elevation with a prominent central porch and the northern elevation.

The Carlton Gardens area as a whole is a significant demonstration of a nineteenth century public park with a classically modified Gardenesque style. This includes the virtually intact path system, the high number of trees extant on the site from the 1880s and 1890 layouts, the classical garden design elements, the curator's lodge, the two ornamental ponds and three fountains (the Hochgurtel Fountain, the French Fountain and the Westgarth Fountain).

## **E. Aesthetic characteristics (AT)**

The Carlton Gardens, the setting for the Royal Exhibition Building, are of outstanding aesthetic significance for their nineteenth century classically modified Gardenesque style.

The Royal Exhibition Building with its soaring dome is a significant landmark in the Melbourne skyline. It is a leading icon in promotional literature for the State and city. The dome, building and its garden setting exhibit inspiring aesthetic features which are highly valued by the State of Victoria and the City of Melbourne.

The Royal Exhibition Building as a building in a garden ensemble continues to inspire Melbourne and Victorian communities.

### **Attributes**

The entire site of the Royal Exhibition Building and its garden setting encompass the values of the place.

## **F. Creative or technical achievement (AT)**

The Royal Exhibition Building together with its Carlton Gardens setting demonstrates an outstanding achievement in design. The building and gardens are representative of the international exhibition movement style, based on a Beaux-Arts axial scheme with the building as a palace, primarily in the German Rundbogenstil and Italian Renaissance style for which its designer Joseph Reed won the design competition. The soaring dome, based on the Florence Cathedral dome designed by Brunelleschi, is a landmark on the Melbourne skyline. The gardens to the south of the building were also designed to create a palatial garden setting.

Gardenesque and formal classical garden elements have been used in the design of Carlton Gardens to create a setting for the Royal Exhibition Building. The main garden elements creating the setting for the Royal Exhibition Building during the 1880 and 1888 exhibitions are in the south garden. These elements include the main north–south tree-lined avenue (Grande Allee), the east–west terrace, the Hochgurtel fountain with surrounding circular garden bed, the eastern forecourt with surrounding circular garden bed and the French fountain, the radial pattern of tree-lined linear pathways converging on the Hochgurtel fountain (patte d'oie), the formal garden beds (parterres), the incorporation of axial views and vistas, the planting of trees in groups or clumps (bosquets), the ornamental ponds, and the mature specimen trees surviving from Bateman's plan and the later trees planted by Sangster in c1879-1880. These Gardenesque and classical elements are all

integral to the original 1880 design for the setting of the building and are a major feature of the place's outstanding national values.

The Carlton Gardens, both north and south gardens together, are a notable creative achievement demonstrating a skilful Gardenesque design with classical elements and a landscape character with plantings of pines, cedar, Araucaria, cypress, gums, figs, pepper trees, elms, planes, oaks, poplars, Canary Island date palms and Washington palms that display contrasting colours and forms which enhances Carlton Gardens, the Royal Exhibition Building and the adjacent urban area.

### **Attributes**

In the Royal Exhibition Building the major typological elements of an international exhibition Great Hall as 'palace', such as a dome, cruciform floor plan, continuous galleries at first floor level, towers, corner pavilions and great portal entries remain substantially intact in the structural form and materials, internally and externally.

The Carlton Gardens provide the setting for the exhibition hall. During the 1880 and 1888 exhibitions the pre-existing style of the southern garden was modified in part to create a grand garden setting. These modifications consisted of classically inspired elements. A high number of trees remain onsite from this period. The remnant cast iron perimeter fence and remaining bluestone plinth (1880), and the two lakes with islands are also associated with the exhibition building setting.

The classical and Gardenesque features of Carlton Gardens as a whole comprise the attributes related to its value as a classically modified Gardenesque style garden. The views of the Exhibition Building dome, the views within the Royal Exhibition Building and the Carlton Gardens complex, and those extending from the building and garden complex to the surrounding cityscape form part of the place's values.

## APPENDIX 3 VICTORIAN HERITAGE REGISTER CITATION

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### Statement of Significance to the State of Victoria

#### What is significant?

The Royal Exhibition Building was constructed in 1879–1880 to house the International Exhibition of 1880. It is the only major extant nineteenth century exhibition building in Australia and one of only a handful remaining worldwide. It is set within the Carlton Gardens, one of Melbourne's finest public parks.

The design by noted architect Joseph Reed was awarded first prize of £300 in an architectural competition. The successful tenderer was David Mitchell at a price of £70,257. Governor Sir George Bowen laid the foundation stone on 19 February 1879 and the main building was ready for the opening of the International Exhibition on 1 October 1880. Temporary annexes to house some of the exhibition were demolished after the exhibition closed on 30 April 1881. The subsequent 1888 Centennial International Exhibition was one of the largest events staged in Victoria's history.

By the turn of the twentieth century the buildings and environs had become a combination of concert hall, museum, art gallery, aquarium and sports ground. The Royal Exhibition Building played an important role in Federation. On the 9 May 1901 the Duke of York presided over the opening of the first Federal Parliament, and from 1901 to 1927 the western annexe was used as a temporary State Parliament while the new Federal Parliament occupied the Victorian Houses of Parliament.

In 1919 the buildings became an emergency hospital for influenza epidemic victims and during the Second World War were used mainly by the RAAF. From 1948 to 1961 part of the complex was used as a migrant reception centre. The Royal Exhibition Building was still widely used in the post-war era for popular exhibitions such as the Home Show. The building is cruciform in plan with the nave known as the Great Hall on the main east–west axis. The main dome is 60 metres high and sits over the crossing of the nave and transepts. The southern transept, which contains a 13-metre-wide semi-circular fanlight and is flanked by two towers, forms the main entrance.

The decorative scheme by John Anderson for the opening of Federal Parliament saw the dome was decorated in imitation of the sky and the pendentives adorned with murals. An unusual and interesting aspect was the decorated exposed roof trusses throughout the building. The decorative scheme, hidden under layers of paint, was recovered and restored in a major renovation

in the 1990s. In 2001 the Royal Exhibition Building hosted centenary celebrations of the opening of the first Federal Parliament. On 1 July 2004 the Royal Exhibition Building was inscribed on the World Heritage List. Superintendent Charles La Trobe first planned the 26 hectare site of the Carlton Gardens in 1839 as part of the green belt encircling Melbourne, which included Batman Hill, Flagstaff Gardens, Fitzroy Gardens, Treasury Gardens and the Domain. The original layout of the gardens was by Edward La Trobe Bateman and dates to 1856. Further redesign and planting took place under the direction of the State's leading landscape designers and horticulturists, including Clement Hodgkinson, William Sangster, Nicholas Bickford, John Guilfoyle and architect Joseph Reed. Reed and Sangster, who was also a nurseryman, worked in conjunction to ensure a suitable setting for the building, planning gardens, paths, entrances and other features.

As well as the Royal Exhibition Building and the 1891 Curator's Lodge, first lived in by John Guilfoyle, the gardens contain three important fountains: the Hochgurtel Fountain, designed for the 1880 Exhibition by Joseph Hochgurtel; the French Fountain; and the Westgarth Drinking Fountain. The original perimeter fence was removed in about 1928 leaving only a small remnant and all of the bluestone plinth. The Melbourne Museum, designed by architects Denton Corker Marshall and constructed in the gardens immediately to the north of the Royal Exhibition Building, opened in 2000.

#### How is it significant?

The Royal Exhibition Building and Carlton Gardens are of historical, architectural, aesthetic, social and scientific (botanical) significance to the State of Victoria.

#### Why is it significant?

The Royal Exhibition Building is historically significant as the only major extant nineteenth century exhibition building in Australia. It is one of the few major nineteenth century exhibition buildings to survive worldwide. Together with the associated landscaped gardens, the building forms one of the major surviving nineteenth century exhibition precincts in the world. The building demonstrates the wealth and confidence of the colony of Victoria in the late 1870s. It has been the stage for highly significant and historic national events, including the Melbourne Exhibition of 1880, the Centennial Exhibition of 1888, the opening of the Federal Parliament in 1901 and as the venue for the Victorian State Parliament from 1901 until 1927. The decorative scheme by John Anderson for the opening of Parliament in 1901 is of historical and aesthetic significance and is among the finest public art works in Victoria.



The Royal Exhibition Building is architecturally significant as one of the finest and largest nineteenth century buildings in Australia. The stylistic choice of Renaissance motifs and the modelling of the dome on that of Brunelleschi's Florence Cathedral is emblematic of the sense of confidence of the young colony of Victoria in 1880. The Royal Exhibition Building is architecturally significant as the largest design carried out by renowned Melbourne architectural firm Reed and Barnes, who were responsible for many of Melbourne's most prestigious public buildings, including the Melbourne Town Hall and the State Library.

The Carlton Gardens, the setting for the Royal Exhibition Building, are aesthetically significant for their nineteenth century Gardenesque style featuring specimen trees and parterre garden beds, in a symmetrical design with the use of axial views and foci. The landscape features outstanding tree avenues, rows and specimen trees on the lawns, a curator's lodge, two lakes with islands, shrubberies and elaborate annual bedding displays along the southern promenade. The nineteenth century path layout is enhanced by magnificent avenues of trees, including the grand avenue of 26 Plane trees which frames the Exhibition Building dome: Elms, Cedar, White Poplar, English Oak and an uncommon avenue of 35 Turkey Oaks. Carlton Gardens is notable for the creative achievement demonstrating skilful garden design and a landscape character which features plantings of Pines, Cedar, Araucaria, Cypress, Gums, Figs, Pepper trees, Elms, Planes, Oaks, Poplars, Canary Island Date palms and Washington palms, which display contrasting colours and forms that enhance the Gardens, Royal Exhibition Building and the local urban area.

Josef Hochgurtel's Exhibition Fountain of 1880 is the only known work of the artist in Australia and is historically significant as an expression of civic pride in Victoria's emerging international importance. Hochgurtel's fountain is the largest and most elaborate fountain in Australia, incorporating frolicking putti, fish-tailed Atlantes, goannas, platypus and ferns. The fountain and the Grande Allee lined with Plane trees is integral to the setting of the Royal Exhibition Building. The Carlton Gardens are of scientific (botanical) significance for their outstanding collection of plants, including conifers, palms, and evergreen and deciduous trees, many of which have grown to an outstanding size and form. The elm avenues of *Ulmus procera* and *U. x hollandica* are significant as few examples remain worldwide due to Dutch elm disease. The Garden contains a rare specimen of *Acmena ingens* (only five other specimens are known), an uncommon *Harpephyllum caffrum* and the largest recorded in Victoria (removed September 2010), *Taxodium distichum*, and outstanding specimens of *Chamaecyparis funebris* and *Ficus macrophylla*, southwest of the Royal Exhibition Building.

The Royal Exhibition Building and the Carlton Gardens are of social significance for their continuing involvement in the lives of Victorians. The buildings have hosted countless major exhibitions as well as other community uses such as an influenza hospital, wartime military use, migrant reception centre and a venue for several events during the 1956 Olympic Games. The gardens have been enjoyed by visitors for passive recreation, entertainment and social interaction and have been the venue for the successful International Flower and Garden Show.

## Published Extent of Registration

1. All of the buildings and structures marked as follows on Diagram 1501 held by the Executive Director:

- B1 Royal Exhibition Building
- B2 Curator's Cottage
- B3 Hochgurtel Fountain
- B4 French Fountain
- B5 Westgarth Drinking Fountain
- B6 Stawell Sandstone Sample
- B7 Palisade Fence and Gate
- B8 Remnants of Bluestone Base to Palisade Fence
- B9 Iron Rod Fence

2. All of the landscape features marked as follows on Diagram 1501 held by the Executive Director:

- P1 Pathways (south garden)
- P2 Pathways (north garden)
- P3 Pond and Island
- P4 Pond and Islands

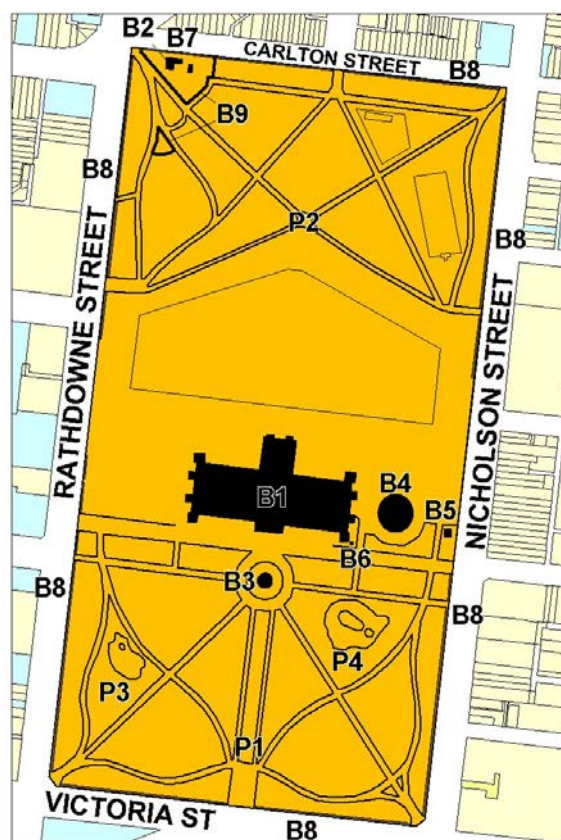
3. All the mature trees and palms, including avenues, rows and individuals growing in the Carlton Gardens including the following species:

- Acmena ingens*
- Angophora floribunda*
- Araucaria bidwillii*
- Araucaria cunninghamii*
- Araucaria heterophylla*
- Cedrus deodara*
- Chamaecyparis funebris*
- Corymbia citriodora*
- Cupressus macrocarpa*
- Cupressus torulosa*
- Eucalyptus cladocaylx*
- Ficus macrophylla*
- Ficus platypoda*
- Harpephyllum caffrum*
- Magnolia grandiflora*
- Phoenix canariensis*
- Pinus canariensis*
- Pinus nigra var. corsicana*
- Pinus pinea*
- Pittosporum undulatum*
- Platanus x acerifolia*
- Populus alba*
- Populus x canadensis 'Aurea'*
- Quercus acutissima*
- Quercus bicolor*
- Quercus canariensis*
- Quercus cerris*
- Quercus ilex*
- Quercus robur*
- Robinia pseudoacacia*

- Salix babylonica*
- Schinus molle*
- Taxodium distichum*
- Tilia x europaea*
- Ulmus procera*
- Ulmus x hollandica*
- Washingtonia robusta*
- Waterhousea floribunda*

4. All of the Crown Land Reserve Rs 9990 (Carlton Gardens) and Rs 37130 (Royal Exhibition Building and Museum of Victoria), crown allotment 19A, shown on Diagram 1501 held by the Executive Director, being the land bounded by Rathdowne Street, Carlton Street, Nicholson Street and Victoria Parade.

**DIAGRAM 1501**



## APPENDIX 4 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION REGULATIONS 2000 – SCHEDULE 5

### Australian World Heritage management principles

(REGULATION 10.01)

#### 1. General principles

- 1.01 The primary purpose of management of natural heritage and cultural heritage of a declared World Heritage property must be, in accordance with Australia's obligations under the World Heritage Convention, to identify, protect, conserve, present, transmit to future generations and, if appropriate, rehabilitate the World Heritage values of the property.
- 1.02 The management should provide for public consultation on decisions and actions that may have a significant impact on the property.
- 1.03 The management should make special provision, if appropriate, for the involvement in managing the property of people who:
- (a) have a particular interest in the property; and
  - (b) may be affected by the management of the property.
- 1.04 The management should provide for continuing community and technical input in managing the property.

#### 2. Management planning

- 2.01 At least 1 management plan should be prepared for each declared World Heritage property.
- 2.02 A management plan for a declared World Heritage property should:
- (a) state the World Heritage values of the property for which it is prepared; and
  - (b) include adequate processes for public consultation on proposed elements of the plan; and
  - (c) state what must be done to ensure that the World Heritage values of the property are identified, conserved, protected, presented, transmitted to future generations and, if appropriate, rehabilitated; and
  - (d) state mechanisms to deal with the impacts of actions that individually or cumulatively degrade, or threaten to degrade, the World Heritage values of the property; and

- (e) provide that management actions for values, that are not World Heritage values, are consistent with the management of the World Heritage values of the property; and
- (f) promote the integration of Commonwealth, State or Territory and local government responsibilities for the property; and
- (g) provide for continuing monitoring and reporting on the state of the World Heritage values of the property; and
- (h) be reviewed at intervals of not more than 7 years.

#### 3. Environmental impact assessment and approval

- 3.01 This principle applies to the assessment of an action that is likely to have a significant impact on the World Heritage values of a property (whether the action is to occur inside the property or not).
- 3.02 Before the action is taken, the likely impact of the action on the World Heritage values of the property should be assessed under a statutory environmental impact assessment and approval process.
- 3.03 The assessment process should:
- (a) identify the World Heritage values of the property that are likely to be affected by the action; and
  - (b) examine how the World Heritage values of the property might be affected; and
  - (c) provide for adequate opportunity for public consultation.
- 3.04 An action should not be approved if it would be inconsistent with the protection, conservation, presentation or transmission to future generations of the World Heritage values of the property.
- 3.05 Approval of the action should be subject to conditions that are necessary to ensure protection, conservation, presentation or transmission to future generations of the World Heritage values of the property.
- 3.06 The action should be monitored by the authority responsible for giving the approval (or another appropriate authority) and, if necessary, enforcement action should be taken to ensure compliance with the conditions of the approval.

## APPENDIX 5 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION REGULATIONS 2000 – SCHEDULE 5A

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### Management plans for National Heritage places

(regulation 10.01C)

A management plan must:

- (a) establish objectives for the identification, protection, conservation, presentation and transmission of the National Heritage values of the place; and
- (b) provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the National Heritage values of the place; and
- (c) provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and
- (d) provide a description of the National Heritage values and any other heritage values of the place; and
- (e) describe the condition of the National Heritage values of the place; and
- (f) describe the method used to assess the National Heritage values of the place; and
- (g) describe the current management requirements and goals, including proposals for change and any potential pressures on the National Heritage values of the place; and
- (h) have policies to manage the National Heritage values of a place, and include, in those policies, guidance in relation to the following:
  - (i) the management and conservation processes to be used;
  - (ii) the access and security arrangements, including access to the area for Indigenous people to maintain cultural traditions;
  - (iii) the stakeholder and community consultation and liaison arrangements;
  - (iv) the policies and protocols to ensure that indigenous people participate in the management process;
  - (v) the protocols for the management of sensitive information;
- (vi) the planning and management of works, development, adaptive reuse and property divestment proposals;
- (vii) how unforeseen discoveries or disturbance of heritage are to be managed;
- (viii) how, and under what circumstances, heritage advice is to be obtained;
- (ix) how the condition of National Heritage values is to be monitored and reported;
- (x) how records of intervention and maintenance of a heritage places register are kept;
- (xi) the research, training and resources needed to improve management;
- (xii) how heritage values are to be interpreted and promoted; and
- (i) include an implementation plan; and
- (j) show how the implementation of policies will be monitored; and
- (k) show how the management plan will be reviewed.

## APPENDIX 6 SUMMARY OF MANAGEMENT RESPONSIBILITIES

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### Responsibilities of the Commonwealth Government

1. The Australian Government is a States Party under the UNESCO World Heritage Convention. The convention imposes obligations upon each States Party. These obligations include requiring the Party 'to give their help in the identification, protection, conservation and presentation of the cultural and natural heritage referred to in paragraphs 2 and 4 of Article 11'.
2. Places included in the World Heritage List under the Convention are managed in accordance with the provisions of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 34B of the EPBC Act provides the Federal Minister responsible for the operation of the Act with the power to make a 'declaration' under s33 that certain actions or classes of actions do not require approval on the basis that they are not inconsistent with Australia's obligations under the World Heritage Convention.
3. If an approval is required then the process that the Minister must go through before granting that approval is outlined in Part 9 of the Act.
4. The Place is also of significance at a National Level and is included on the National Heritage List (NHL). Places included on the NHL are protected by the EPBC Act. Activities which may have a significant impact upon the National Heritage values of a place upon the NHL also usually require approval under Part 9 of the EPBC Act.

### Responsibilities of the Victorian State Government

#### *Responsibilities of Registered Aboriginal Parties*

5. The people of the Kulin Nations are the Traditional Owners of the land on which the Royal Exhibition Building and Carlton Gardens are situated. No Registered Aboriginal Party (RAP) has been appointed for the area; however, if a RAP is appointed under the *Aboriginal Heritage Act 2006* then this Management Plan will be amended to identify the RAP (or RAPs) as the traditional owners of the land. The Steering Committee would also engage with the RAP or RAPs in respect of the management of the Place. In the absence of a RAP, under the *Aboriginal Heritage Act*, responsibility for the management of the site's Aboriginal cultural heritage rests with the Secretary.

#### *Responsibilities of the Steering Committee*

6. The Heritage Act requires the appointment of a Steering Committee to develop this Management Plan. The Steering Committee consists of the Executive Director, Heritage Victoria (who is the Chair), and a representative from both Museum Victoria and the City of Melbourne. The Steering Committee will review this Management Plan in 2017.

#### *Responsibilities of Executive Director, Heritage Victoria*

7. The Place is included in the Victorian Heritage Register and managed through the *Heritage Act 1995*. Any works will require either a permit or an exemption from the Executive Director, Heritage Victoria. Applications for an exemption or a permit are assessed in accordance with the provisions of the Heritage Act.
8. In addition to issuing permits under the Heritage Act and Chairing the Steering Committee, the Executive Director is also responsible for the management of Heritage Victoria which commissioned the *Royal Exhibition and Carlton Gardens, Carlton, Conservation Management Plan (2007, updated June 2008)*. Heritage Victoria will review the Conservation Management Plan in 2017.

#### *Responsibilities of Heritage Council (Victoria)*

9. The Heritage Council (Victoria) is the author of the *World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens (2009)*. The Executive Director, Heritage Victoria and the Heritage Council will review the Strategy Plan in 2017.

#### *Responsibilities of Museum Victoria*

10. The Royal Exhibition Building Reserve is reserved under the *Crown Land (Reserves) Act 1978*. The Museum Board of Victoria manages the Exhibition Building Reserve. It has the power to issue permits for the use of the Reserve.
11. The CEO, Museum Victoria (or his/her nominee) is a member of the Steering Committee.
12. Museum Victoria is the author of the *Royal Exhibition Building and Exhibition Reserve Master Plan (2007)*. Museum Victoria will review the Master Plan in 2017.

## **Responsibilities of Local Government**

### *Responsibilities of the City of Melbourne*

13. The Carlton Gardens are reserved under the Crown Land (Reserves) Act. The Melbourne City Council manages the Gardens. It has the power to issue permits for the use of the Gardens.
14. The CEO, City of Melbourne (or his/her nominee) is also a member of the Steering Committee.
15. The City of Melbourne is the author of the *Carlton Gardens Master Plan (2005)*. The City of Melbourne will review the Master Plan in 2017.
16. The City of Melbourne is also responsible for the management of part of the World Heritage Environs Area (Buffer Zone).

### *Responsibilities of the City of Yarra*

17. The CEO, City of Yarra (or his/her nominee) is a Community Advisor to the Steering Committee.
18. The City of Yarra is also responsible for the management of part of the World Heritage Environs Area (Buffer Zone).

## **Responsibilities of Other Organisations**

### *Responsibilities of the National Trust of Australia (Victoria)*

19. The CEO, National Trust of Australia (Victoria) (or his/her nominee) is a Community Advisor to the Steering Committee.

### *Special Events*

20. Part 4A – Crown Land (Reserves) allows the Governor in Council, on advice from the Minister, to declare an event or a series of events to be a 'Special Event'. Part 4A governs the management of Special Events.

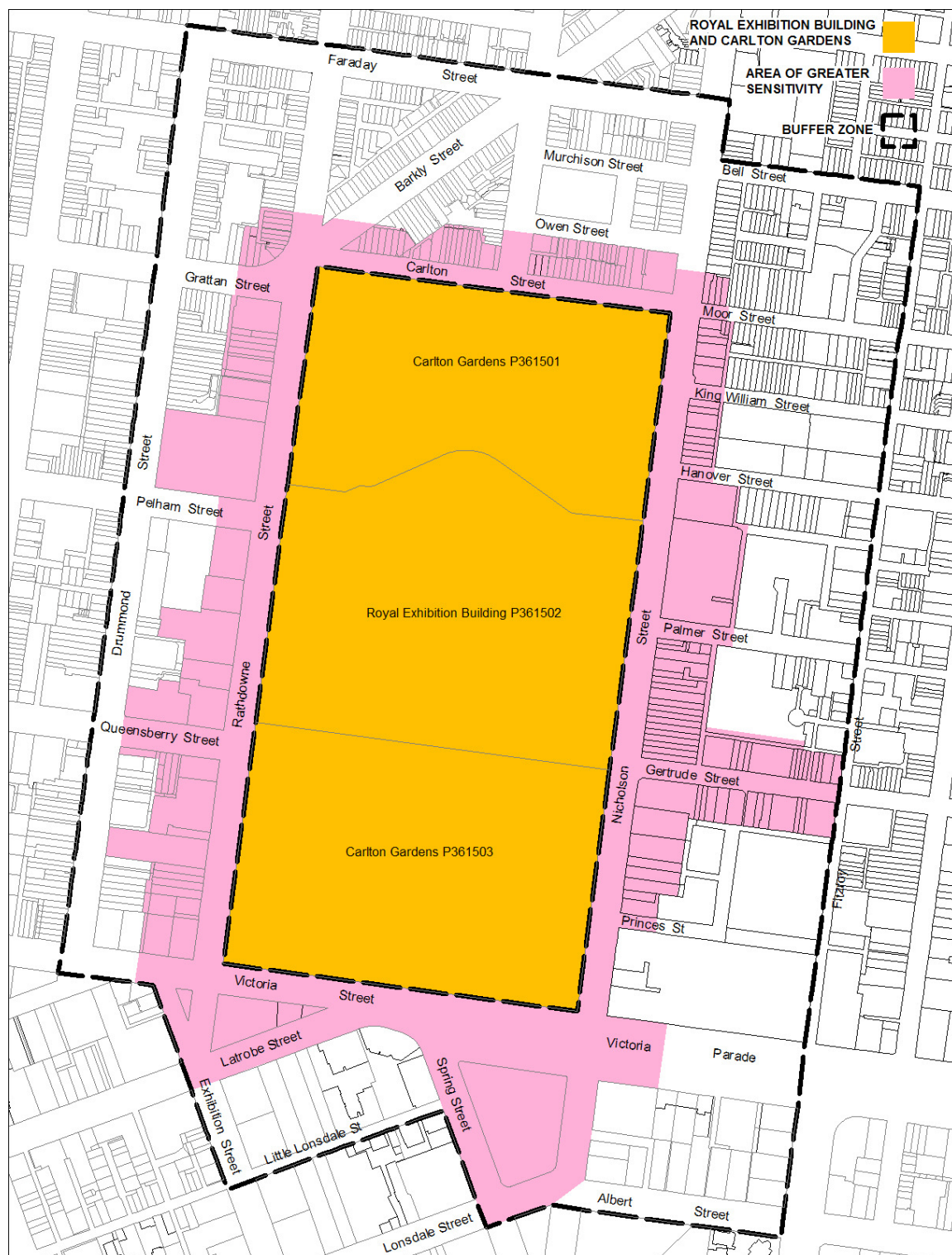
## APPENDIX 7 REPORT OF THE STEERING COMMITTEE

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1. Many of the submissions made to the Steering Committee related to one or more of the following documents, included as Attachments A–E to the Management Plan:
  - *Royal Exhibition and Carlton Gardens, Carlton, Conservation Management Plan (October 2007, updated June 2008) prepared by Lovell Chen for Heritage Victoria.*
  - *Carlton Gardens Master Plan (May 2005) prepared by the City of Melbourne.*
  - *Royal Exhibition Building and Exhibition Reserve Master Plan (February 2007) prepared by Museum Victoria and endorsed by Museums Board of Victoria.*
  - *World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens (2009) prepared by Lovell Chen for the Executive Director (Heritage Victoria), modified by the Heritage Council of Victoria and approved with amendments by the Minister for Planning.*
  - *Report on the Public Submissions to the draft World Heritage Management Plan prepared by the Steering Committee.*
2. While these documents are all Attachments to the Management Plan, they all pre-date the preparation of the Management Plan itself and were not prepared or commissioned by the Steering Committee.
3. As the Steering Committee did not prepare these documents, it does not propose to edit them. Rather the Committee has written to the managers of the Place (listed in Appendix 6) and provided a copy of its findings (as contained in the Report to the Minister on the Public Submissions to the draft World Heritage Management Plan). The managers of the Place have been asked to ensure that the recommendations of the Steering Committee are implemented immediately and that future revisions of each document's text incorporate the Committee's recommendations. A copy of the Report to the Minister has also been added to the Management Plan (Attachment E).
4. To the extent that there is inconsistency between the documents included at Attachments A–D in this Management Plan and the Report to the Minister, at Attachment E, the latter will prevail.
5. To the extent to which there is inconsistency between the body of this Management Plan and the material contained at Attachments A–E of the Management Plan, the former will prevail.



## APPENDIX 8 MAP OF THE SITE SHOWING THE BUFFER ZONE



Royal Exhibition Building and Carlton Gardens and Buffer Zone, showing Area of Greater Sensitivity in pink.

**APPENDIX 9 ASSESSMENT OF ALL BUILDINGS WITHIN  
THE AREA OF GREATEST SENSITIVITY WITHIN THE BUFFER ZONE**

SCHEDULE OF PROPERTIES WITHIN THE WHEA HIGH SENSITIVITY AREA								
								July 2012
CI No	ADDRESS	LGA	VHR No.	HO No.	CoM rating	DDO No.	HERMES ID	WH Steering Committee Assessment*
101512	4-6 CANNING STREET CARLTON 3053	MELBOURNE		HO992	B		185028	Contributory
505696	2-10 CARLTON STREET CARLTON 3053	MELBOURNE		HO992			185032	Neutral
101746	12-14 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185034	Contributory
597802	16 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185038	Contributory
101744	18 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185037	Contributory
101743	20 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185037	Contributory
101742	22 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185041	Contributory
101741	24 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185041	Contributory
101740	26 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3494	Contributory
101739	28 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3494	Contributory
101738	30 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185046	Contributory
101737	32 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185049	Contributory
101736	34 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185051	Contributory
101735	36 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185054	Contributory
110805	38 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185057	Contributory
101734	40 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185057	Contributory
101733	42 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	D		185059	Contributory
101732	44 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185061	Contributory
505676	46-50 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3496	Contributory
101730	54 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	D		185077	Contributory
505672	56-60 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185078	Contributory
101728	62 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185079	Contributory
101727	64 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185079	Contributory
101726	66 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185080	Contributory
101725	68 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185081	Contributory
101724	70 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185082	Contributory
101723	72 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185082	Contributory
101722	74 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185082	Contributory
101721	76 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185082	Contributory
101720	78-80 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	A		4273	Contributory
101719	82-84 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	A,C		4274	Contributory
101718	86 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	Yes		185083	Contributory
101717	88 CARLTON STREET CARLTON 3053	MELBOURNE		HO1,HO 992	C		185084	Contributory
101716	90 CARLTON STREET CARLTON 3053	MELBOURNE		HO1,HO 992	B		3495	Contributory
101715	92 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3495	Contributory
101714	94 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3495	Contributory
101713	96 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3495	Contributory
101712	98 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3495	Contributory
101711	100 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3495	Contributory
101710	102 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	C		185086	Contributory
101709	104-106 CARLTON STREET CARLTON 3053	MELBOURNE		HO992	B		3498	Contributory
528220	36-44 DRUMMOND STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185087	Neutral
102768	70-72 DRUMMOND STREET CARLTON 3053	MELBOURNE		HO992		DDO6	4125	Neutral
NA	80 DRUMMOND STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185088	Neutral
614230	180 DRUMMOND STREET CARLTON 3053	MELBOURNE	H0016	HO107	VHR	DDO6	243	Contributory
103361	4-6 ELM TREE PLACE CARLTON 3053	MELBOURNE	H0482	HO89	VHR	DDO6	241	Contributory
103362	8-12 ELM TREE PLACE CARLTON 3053	MELBOURNE	H0482	HO89	VHR	DDO6	241	Contributory
104488	2-10 GRATTAN STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185089	Contributory
528484	7 GRATTAN STREET CARLTON 3053	MELBOURNE		HO992	C	DDO6	185090	Contributory
104487	12 GRATTAN STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185091	Contributory
104486	14 GRATTAN STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185092	Contributory

CI No	ADDRESS	LGA	VHR No.	HO No.	CoM rating	DDO No.	HERMES ID	WH Steering Committee Assessment*
110753	2 LA TROBE STREET MELBOURNE 3000	MELBOURNE	H0373	HO494	VHR		823	Contributory
110752	6 LA TROBE STREET MELBOURNE 3000	MELBOURNE	H0373	HO494	VHR		823	Contributory
110751	8 LA TROBE STREET MELBOURNE 3000	MELBOURNE	H0373	HO494	VHR		823	Contributory
505699	1 OWEN STREET CARLTON 3053	MELBOURNE		HO992			185032	Neutral
505701	7 OWEN STREET CARLTON 3053	MELBOURNE		HO992			185032	Neutral
597803	19 OWEN STREET CARLTON 3053	MELBOURNE		HO992			185038	Neutral
107120	21 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185099	Contributory
107121	23 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185100	Contributory
107122	25 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185100	Contributory
107123	27 OWEN STREET CARLTON 3053	MELBOURNE		HO992	B		3512	Contributory
107124	29 OWEN STREET CARLTON 3053	MELBOURNE		HO992	B		3512	Contributory
107125	33 OWEN STREET CARLTON 3053	MELBOURNE		HO992			185101	Neutral
107126	35 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185102	Contributory
107127	37 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185103	Contributory
107128	41 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185104	Contributory
107129	45 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185105	Contributory
107130	47 OWEN STREET CARLTON 3053	MELBOURNE		HO992	C		185105	Contributory
107131	49 OWEN STREET CARLTON 3053	MELBOURNE		HO992	D		185106	Contributory
612989	1 PELHAM STREET CARLTON 3053	MELBOURNE		HO81			184918	Negative
NA	1-15 QUEENSBERRY STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185108	Negative
107861	19 QUEENSBERRY STREET CARLTON 3053	MELBOURNE		HO87	C	DDO6	185107	Contributory
107862	21 QUEENSBERRY STREET CARLTON 3053	MELBOURNE	H0525	HO88	VHR	DDO6	240	Contributory
107863	23 QUEENSBERRY STREET CARLTON 3053	MELBOURNE	H0482	HO89	VHR	DDO6	241	Contributory
528182	1-15 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO103,		DDO6	191576	Neutral
528183	23 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO103,		DDO6	185117	Neutral
108148	25-27 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO103		DDO6	185118	Contributory
528185	29-31 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185119	Neutral
NA	33 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185120	Neutral
108151	35 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO809		DDO6	185121	Neutral
NA	39 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185087	Neutral
108154	49 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO104		DDO6	185123	Contributory
555200	49-67 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185125	Neutral
526833	69 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185108	Negative
526832	71 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185108	Negative
NA	83-95 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	34584	Neutral
108156	97-105 RATHDOWNE STREET CARLTON 3053	MELBOURNE	H0017	HO105	VHR	DDO6	244,	Contributory
528456	107-123 RATHDOWNE STREET CARLTON	MELBOURNE		HO992			185126	Negative
623217	139 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO81			2649	Contributory
NA	151 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO81			184918	Negative
528460	169-197 RATHDOWNE STREET CARLTON	MELBOURNE	H0016	HO107	VHR	DDO6	243	Contributory
528461	199 RATHDOWNE STREET CARLTON 3053	MELBOURNE	H0016	HO107	VHR	DDO6	243	Contributory
108161	201-231 RATHDOWNE STREET CARLTON	MELBOURNE	H1624	HO106	VHR		242	Contributory
108162	233 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO6	185154	Contributory
108163	235 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO6	185154	Contributory
108164	237 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO6	185154	Contributory
NA	239 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO6	185155	Contributory
528483	247 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO6	185090	Negative
528474	249 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO6	185090	Negative
108167	257 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185156	Contributory
528486	259 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992		DDO48	185157	Contributory
528487	261 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185157	Contributory
108169	263 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185158	Contributory
108170	265 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185159	Contributory
108171	267 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185160	Contributory
108172	269 RATHDOWNE STREET CARLTON 3053	MELBOURNE		HO992	C	DDO48	185161	Contributory



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108993	250-290 SPRING STREET EAST MELBOURNE 3002	MELBOURNE	H0870	HO476	VHR	DDO13	803	Contributory
110753	2 LA TROBE STREET MELBOURNE 3000	MELBOURNE	H0373	HO494	VHR		823	Contributory
110752	6 LA TROBE STREET MELBOURNE 3000	MELBOURNE	H0373	HO494	VHR		823	Contributory
399570	27 ALMA STREET FITZROY 3065	YARRA		HO361			2372	Neutral
399580	29 ALMA STREET FITZROY 3065	YARRA		HO361			2372	Neutral
400800	33 ALMA STREET FITZROY 3065	YARRA		HO361			2372	Neutral
341540	99 FITZROY STREET FITZROY 3065	YARRA		HO361		DDO8	185162	Contributory
341300	101 FITZROY STREET FITZROY 3065	YARRA		HO361		DDO8	185162	Contributory
257525	1-9 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185163	Neutral
340640	6 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185164	Contributory
257855	8 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185164	Contributory
340650	10-12 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185165	Contributory
257530	11 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185166	Contributory
NA	13 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185187	Contributory
257870	14-16 GERTRUDE STREET FITZROY 3065	YARRA		HO361			1562	Contributory
257540	15 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185187	Contributory
340660	18-22 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185206	Contributory
NA	19-35 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185208	Neutral
340670	26-28 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185209	Contributory
257890	30-32 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185218	Contributory
399560	34 GERTRUDE STREET FITZROY 3065	YARRA		HO361			2372	Negative
399550	36 GERTRUDE STREET FITZROY 3065	YARRA		HO361			2372	Negative
257605	37 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185219	Contributory
257610	39 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185219	Contributory
381360	40 GERTRUDE STREET FITZROY 3065	YARRA		HO361			2372	Contributory
257615	41 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185219	Contributory
338240	43 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185219	Contributory
257910	44-46 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185221	Contributory
340690	48-50 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185221	Contributory
358040	51 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185162	Contributory
340710	52-62 GERTRUDE STREET FITZROY 3065	YARRA		HO361			185232	Neutral
358050	53 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185162	Contributory
358060	55-57 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185162	Contributory
341290	59-61 GERTRUDE STREET FITZROY 3065	YARRA		HO361		DDO8	185162	Contributory
260245	14 HANOVER STREET FITZROY 3065	YARRA	H1005	HO185	VHR		2093	Neutral
261670	5 LITTLE MARION STREET FITZROY 3065	YARRA		HO361			185253, 185255	Contributory
262030	1 MOOR STREET FITZROY 3065	YARRA		HO361			185258	Contributory
262035	3 MOOR STREET FITZROY 3065	YARRA		HO361			185258	Contributory
262040	5 MOOR STREET FITZROY 3065	YARRA		HO361			185258	Contributory
262425	6 MOOR STREET FITZROY 3065	YARRA		HO361			185260	Contributory
262430	8 MOOR STREET FITZROY 3065	YARRA		HO361			185262	Contributory
265725	20 NICHOLSON STREET FITZROY 3065	YARRA		HO334, HO361			185264	Neutral
340550	26-28 NICHOLSON STREET FITZROY 3065	YARRA		HO334		DDO2	185265	Contributory
	30-32 NICHOLSON STREET FITZROY 3065	YARRA					185266	
342200	34-36 NICHOLSON STREET FITZROY 3065	YARRA		HO361			2472	Contributory
265750	38-40 NICHOLSON STREET FITZROY 3065	YARRA	H1607	HO182	VHR		480	Contributory
265755	44 NICHOLSON STREET FITZROY 3065	YARRA	H1607	HO182	VHR		480	Contributory
340610	46 NICHOLSON STREET FITZROY 3065	YARRA	H0584	HO361, HO181	VHR		456, 118,231	Neutral
265760	48 NICHOLSON STREET FITZROY 3065	YARRA	H0584	HO181	VHR		456, 118,231	Contributory
265765	48A NICHOLSON STREET FITZROY 3065	YARRA	H0584	HO181	VHR		456, 118,231	Contributory

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265770	50 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265775	52 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265780	54 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265785	56 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265790	58 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265795	60 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265800	62 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265805	64 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265810	66 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265815	68 NICHOLSON STREET FITZROY 3065	YARRA	H0172	HO183	VHR	DDO8	481	Contributory
265820	70-74 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185255	Contributory
265825	76 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185255	Contributory
265830	78 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185255	Contributory
265835	80 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185253	Contributory
265840	82 NICHOLSON STREET FITZROY 3065	YARRA		HO361			2234	Contributory
265845	84 NICHOLSON STREET FITZROY 3065	YARRA		HO361			3057	Contributory
265850	86 NICHOLSON STREET FITZROY 3065	YARRA		HO361			3057	Contributory
265855	88 NICHOLSON STREET FITZROY 3065	YARRA	H0507	HO184	VHR		482	Contributory
NA	98 NICHOLSON STREET FITZROY 3065	YARRA	H1005	HO185	VHR		2093	Contributory
266040	106 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185908	Contributory
266045	108 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185909	Contributory
266050	110 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185910	Contributory
266055	112 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185910	Contributory
266060	114 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185911	Contributory
266065	116 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185912	Contributory
266070	120 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185913	Contributory
266075	122 NICHOLSON STREET FITZROY 3065	YARRA	H0539	HO186	VHR		483	Contributory
266080	124 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185914	Contributory
375010	130 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185915	Contributory
266090	132-134 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185916	Contributory
266095	136 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185917	Contributory
266100	138 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185918	Contributory
266105	140 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185919	Contributory
NA	144 NICHOLSON STREET FITZROY 3065	YARRA		HO361			185263	Contributory
266340	8 PALMER STREET FITZROY 3065	YARRA		HO361			185920	Contributory
266345	10 PALMER STREET FITZROY 3065	YARRA		HO361			185920	Contributory

#### Notes

The Steering Committee has assessed all buildings with the area of greater sensitivity of the WHEA against the following criteria to identify those that contribute to the setting of the World Heritage Sites and the conservation of its World, National and State heritage values. Buildings (their associated land, and other elements such as plantings and fences) were identified as being contributory if they were:

- \* included on the Victorian Heritage Register; and/or
- \* were subject to individual heritage overlay controls; and/or
- \* 'graded' buildings within the City of Melbourne's precinct heritage overlay; and/or
- \* dated from prior to c1940 and were included within the City of Yarra's precinct heritage overlay.

Buildings that did not fall into any of the categories above (i.e. those that were 'non-contributory') were categorised as either being neutral, that is their presence in the streetscape does not adversely impact on the setting of the World Heritage Site, or negative where their presence or scale diminishes the setting of the World Heritage Site. Neutral buildings were those where their scale, massing and setback from the street was similar to neighbouring or adjacent contributory buildings. Those that were of significantly larger scale, greater bulk or whose relationship to the street differed significantly from the prevailing contributory built form where considered as having a negative impact on the setting of the World Heritage Site by the Steering Committee.