

- Rates Books for both the City of Melbourne (VPRS 5708) and City of Hotham, now North Melbourne, (initially a borough, later a town).
- Directories: Sands & Kenny and Sands & McDougall's
- Certificates of Title
- Application files
- Historic photographs (e.g. State Library of Victoria, Picture Victoria)
- Burchett Index (building notices prior to 1916).

## 2.4 Physical Description

A physical description has been provided based on the site inspections. The description usually includes a determination of the architectural style of the building, details of what elements are original, or not, and any distinguishing features.

## 2.5 Assessment of Significance

As for heritage professionals generally in Australia, the process outlined in the *Burra Charter* underpins the approach to heritage assessment and conservation adopted by the authors of this report.

### 2.5.1 Burra Charter

The methodology adopted in the assessment of the significance (or Heritage values) of the place is in accordance with the process outlined in the *Burra Charter* (or *The Australia ICOMOS Charter for Places of Cultural Significance*). As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values.

### 2.5.2 Gradings

The following tables outline the current definitions in Clause 22.05 (Heritage Places outside the Capital City Zone) of the Melbourne Planning Scheme. Buildings are graded 'A' to 'D' and their streetscape value is assigned a level, 1 to 3, both in descending order of significance.

#### Buildings

Grading	Definition
A	'A' buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on the Victorian Heritage Register or the Register of the National Estate.
B	'B' buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on the Register of the National Estate.
C	'C' buildings. Demonstrate the historical or social development of the local area and /or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.
D	'D' buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains

Grading	Definition
	much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

### Streetscapes

Streetscape	Definition
Level 1	Level 1 streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.
Level 2	Level 2 streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.
Level 3	Level 3 streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

### 2.5.3 AHC Criteria

The AHC criteria developed by the Australian Heritage Commission (now Australian Heritage Council) have been employed where appropriate in the citations (volumes 2 to 4). Reference to the relevant AHC criteria is defined in brackets within the statements of significance (for example A4 or B2).

The thresholds for local significance have been determined according to the guidelines and examples outlined in the 'Criteria for the Register of the National Estate - Application Guidelines', which was prepared by the Australia Heritage Commission in April 1990.

The AHC criteria are listed below. Some of the criteria relate specifically to natural history and were not applicable to this study (and are noted as such in brackets):

Criterion	Definition
<b>A:</b> Its Importance in the course, or pattern, of Australia's natural or cultural history	<p>A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate. [Not applicable to this study]</p> <p>A.2 Importance in maintaining existing processes or natural systems at the regional or national scale. [Not applicable to this study]</p> <p>A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features. [Not applicable to this study]</p> <p><b>A.4</b> Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.</p>
<b>B:</b> Its possession of uncommon, rare or	B.1 Importance for rare, endangered or uncommon flora, fauna,