

Analysis of the proposed development at
6 Paine Street, Newport
with respect to heritage issues

Statement of Evidence to VCAT

Bryce Raworth

VCAT Number P2101/2013

Prepared under instruction from Best Hooper Lawyers

January 2014

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1.0 Introduction

This statement of evidence to VCAT was commissioned by the owners of the site at 6 Paine Street, Newport. It concerns a proposal to develop this vacant site (former Newport Timber Yard) with street frontages to Paine, Crawford and Latrobe Streets and Armstrong Reserve with a multi-unit residential development of three storeys comprising 43 townhouses.

There is an extensive history of permit applications relating to this site dating from the past ten years. An application was previously submitted to the City of Hobsons Bay on 24 November 2003 (P03.858). The Council Officer's Report dated 24 March 2005 recommended a Notice of Decision to Grant a Building Permit be issued with conditions. (The proposed works did not proceed). A revised development scheme was submitted to the City of Hobsons Bay on 1 July 2010. The Council Officer's recommendation was that a permit be refused. Of the six reasons cited for the refusal, items No. 3 and 6 related to heritage and are cited as follows.

3. *The proposal is not consistent with the heritage policies at Clause 21.07, 22.01 and 43.01 of the Hobson's Bay Planning Scheme.*
6. *The proposal is not responsive to the existing and preferred character of the neighbourhood and result in a building form with excessive height, scale and bulk.*

This decision was appealed, though a permit was refused. Heritage was not cited as a basis for refusal in the VCAT determination, and the member's decision acknowledged the proposed development was in an area of relatively low heritage sensitivity that was capable of accommodating a contemporary styled development of the scale proposed without causing an unacceptable diminution of significance to the wider precinct.

A revised scheme was subsequently submitted to Council during September 2011 and a permit was again refused. This decision was appealed at the VCAT in September 2012 and was again refused.

I provided advice in relation to the preparation of the previous schemes, and I provided an assessment of heritage impacts that formed part of the permit application documentation. I also provided advice in relation to the preparation of the current (revised) scheme now under consideration by the VCAT. (This statement draws largely on the earlier reports prepared by myself and my office in relation to this site, including statements of evidence to the two previous hearings at VCAT.)

The current scheme relates to an application submitted to Council in December 2012 (Permit No. PA1226036). The Council Officer's report in relation to that

application recommended that a Notice of Decision of Grant a Permit be issued. However, a Notice of Refusal was subsequently issued on the 9 September, 2013, citing nine reasons for the refusal. Six of these touched on heritage matters, and these are reproduced as follows.

1. *The proposal does not meet State Planning Policy, particularly the objectives and guidelines at Clause 15 (Built Environment and Heritage) of the Hobsons Bay Planning Scheme.*
2. *The proposal does not meet the Municipal Strategic Statement and Local Planning policy, particularly Council's objectives at Clause 21.02 (The Hobsons Bay Strategy), Clauses 21.06 (Built Environment & Heritage) and 21.07 (Housing) and Clause 22.10 (Neighbourhood Character) of the Hobsons Bay Planning Scheme as it negatively impacts on local neighbourhood character and the amenity of the surrounding residential areas.*
3. *The proposal does not satisfy the requirements of Clause 21.06-2 (Heritage) and Clause 22.01 (Heritage Policy) of the Hobsons Bay Planning Scheme because it is inappropriately designed and unrelated in terms of design, scale, form and materials to the historic context provided by the surrounding heritage places.*
4. *The bulk, form and appearance of the proposed building is inconsistent with the objectives and guidelines of Clause 43.01 (Heritage Overlay) of the Hobsons Bay Planning Scheme.*
5. *The proposed development does not meet the purpose of Clause 32.01 (Residential 1 Zone), as it does not provide residential development that respects the neighbourhood character.*
6. *The bulk, form and appearance of the proposed development will have an adverse impact upon the significance of the prevailing heritage precinct covered by Heritage Overlay – HO27 in the Hobsons Bay Planning Scheme.*

This statement has been prepared with assistance from Guy Murphy of my office. The views expressed are my own.

2.0 Sources

The following analysis draws upon a site visit, along with a review of the relevant documents such as the *City of Williamstown Conservation Study* (1993), the *Hobsons Bay Heritage Study Amended 2010*, Council's *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay* (2006), and the relevant sections of the *Hobsons Bay Planning Scheme*, including Clause 43.01, 21.07 and Clause 22.01. The *Hobsons Bay Heritage Study Amended 2010* and the *Guidelines for Infill Development in Heritage Areas in Hobsons Bay* (2006) are both reference documents to the *Hobsons Bay Planning Scheme*. Previous VCAT decisions and Council Officer's reports relating to the site were also referenced.

This statement is to be read in conjunction with the amended drawings and other documents submitted with respect to this application for review prepared by Kavellaris Urban Design (dated 5 December 2013).

3.0 Author Qualifications

A statement of my qualifications and experience with respect to urban conservation issues is appended to this report. Note that I have provided expert witness evidence on similar matters before the VCAT, Planning Panels Victoria, the Heritage Council and the Building Appeals Board on numerous occasions in the past, and have been retained in such matters variously by municipal councils, developers and objectors to planning proposals.

4.0 Summary of Views

In summary, I find the proposed redevelopment of the site at 6 Paine Street, Newport, acceptable with regard to heritage considerations for the following reasons.

- The site, located within HO27, represents a relatively large portion of land that is vacant at present, and that makes no contribution to the identified significance of the place. The proposed development of this land presents no issues in relation to demolition.
- The neighbouring (surrounding) streetscapes to Paine Street, Crawford Street and LaTrobe Street are of mixed character and generally low heritage interest at the points with which they address the site.
- The subject site has historically had a built form and development character distinct from that of the neighbouring suburban streets. Having regard for this, I think that the proposal is acceptable with regard to the particular nature of this site and its surrounding streetscapes. While the proposed development will result in some impact upon the character and appearance of a limited extent of HO27, the Private Survey Heritage Precinct, I do not believe that it will result in adverse impact upon the overall significance of the precinct given that this part of the heritage overlay precinct is of mixed character and low heritage value already.
- On this basis I believe that the proposal has been prepared with appropriate regard for *Clauses 21.07, 22.01 and 43.01* of the planning scheme.

5.0 History and description

6 Paine Street is located in a part of Newport that did not become closely developed until the early decades of the twentieth century. The 1906 MMBW plan for this area shows 6 Paine Street as part of a large, vacant lot situated to the south of an old Quarry site (the quarry site is now the Armstrong Reserve).

The subject site is irregular in shape and is bordered by Paine St, Crawford St, Latrobe St and Armstrong Reserve. Until recently the subject site was occupied by the Newport Timber Yard, with the entirety of the site formerly used for these purposes (the masonry and metal buildings and corrugated iron fencing that were on the site until recent times have since been removed. See Figure 1, Figure 2 and Figure 3). The site does not contain any heritage building stock and does not in any way contribute to a valued heritage character.

Similarly, it does not make any contribution to neighbourhood character, other than in representing an historical aspect of the development of this neighbourhood, ie that this land, and the adjoining reserve, has always been visually and developmentally separate to and distinct from the surrounding suburban streetscape. That is to say, these formerly industrial sites (ie quarry and timber yard) have always been distinct from their surroundings in terms of developmental character and use, and this distinction might in itself be seen to be part of the character of the immediate environs.

The building stock in the surrounding neighbourhood is composed largely of interwar and Edwardian weatherboard bungalows, with a few modern infill buildings. This character is well described in the Statement of Significance for the precinct, set out below.



Figure 1 View north-west from the intersection of Paine and Crawford Streets prior to the clearance of the site showing the timberyard was formerly surrounded by a high timber fence.



Figure 2 *Vehicle entry point formerly at the north end of the Latrobe Street frontage.*



Figure 3 *View east along Paine Street showing the fence formerly along the south side of the site.*

The buildings to the south side of Paine Street that address the site comprise a mix of contributory Edwardian buildings and non-contributory post-war buildings. While the south side of Paine Street has some heritage character, its overall character is patchy and fragmented, in part because of the unusual configuration of cross streets and the fact that there are only two buildings that face directly onto the subject site from that side of the street.

The Crawford Street interface includes a number of rear fences, as well as 8 small cottages of varying degrees of heritage interest. The building at 46 Crawford Street is the only structure of an identifiable heritage character with an address to this portion of Crawford Street. The LaTrobe Street frontage facing the site comprises a mix of one and two storey houses of mixed character, within again only one building, at 15 Crawford Street, providing a reasonably intact heritage character. To the north of the subject site is the Armstrong Reserve, the former quarry, which has a pleasant modern park character but no heritage or built form interest.

The status of individual buildings of contributory heritage interest, as presently identified in Council's studies and policy, is set out in the following sections of this report.



Figure 4 View north across the subject site.



Figure 5 View south along Latrobe Street across the intersection with Paine Street.



Figure 6 View east along Paine Street from the intersection with Latrobe Street. The development site is at left.



Figure 7 View north along Crawford Street from the intersection with Paine.

6.0 Heritage Overlay

As noted, 6 Paine Street is located within a heritage overlay precinct (HO27). The precinct encompasses a large area of both Williamstown and Newport, loosely bounded by (but often not including the buildings facing onto) North Road to the north, the Strand to the east, Ferguson Street to the south and Power Street and Reserve Road to the west. As such it is subject to the provisions of *Clause 43-01*, the heritage overlay. The purpose of this overlay is as follows:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Before deciding on an application, in addition to the decision guidelines in *Clause 65*, the responsible authority will need to consider, as appropriate:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable heritage study and any applicable conservation policy.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form or appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the pruning, lopping or development will adversely affect the health, appearance or significance of the tree.*

The proposal can also be reviewed in light of *Clause 22.07* of the planning scheme, the City of Hobsons Bay Heritage Policy, and *Guidelines for Infill Development in Heritage Areas in Hobsons Bay* 2006.

Policy found at *Clause 22.01-1* (General Heritage Policy) provides guidance as to the forms of development that might be appropriate in this precinct. These

guidelines are meant to be performance based rather than prescriptive, and aim for, inter alia, the following:

Policy

Exercising discretion

It is policy to conserve heritage places and precincts by:

- *Ensuring the maintenance and preservation of heritage places;*

[...]

- *Ensuring development will assist in the long term conservation of the heritage place;*
- *In the case of an industrial heritage place, ensuring development will facilitate the historic use of the heritage place and will not result in the loss of fabric of primary significance;*

[...]

- *Maintaining and enhancing the setting of heritage places and precincts by the removal of non-significant fabric and by ensuring that infill buildings or additions to existing buildings are visually recessive. This includes views and vistas to a heritage place from public places;*
- *Encourage the removal of alterations and additions except where they contribute to the significance of the heritage place;*
- *Ensure new infill buildings, alterations and additions to existing buildings are visually recessive and compatible in scale, siting, design, form and materials with the character of the heritage place or precinct;*
- *Ensure new infill buildings have regard to the Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006;*

[...]

22.01-3 PRIVATE SURVEY HERITAGE PRECINCT POLICY

Objectives

To retain the distinctive cultural heritage significance of this precinct which is derived from:

- *The extent of speculative subdivision within Williamstown during the nineteenth century, which created a less regular street pattern compared to other parts of Williamstown and Newport;*
- *The ability to illustrate, often within the same street, two key periods in the development of Williamstown from maritime to railway and other industries;*
- *The commercial development scattered throughout the precinct that illustrates how self-contained communities developed in the era before the use of cars became widespread;*
- *The pre-1860 buildings, which demonstrate the early origins of parts of this precinct closer to Ferguson Street. The contrast between streets that are relatively homogeneous in character with streets that are more heterogeneous in character;*
- *The architectural diversity of the residential buildings comprising villas and bungalows from the Victorian to Interwar periods of generally uniform scale (predominantly single storey), siting (detached), construction (predominantly horizontal weatherboard with pitched hip or gable roof), and a regular subdivision pattern (single dwellings on regular allotments), which provide a unifying element throughout the precinct. Typically, car parking was not provided on site until later in the Interwar period;*
- *Regular shaped lots with wide frontages predominantly between 10-15 metres, which create a distinctive pattern of development;*
- *Landmark hotels and commercial buildings which are typically sited on prominent*

street corners.

Policy

It is policy to encourage infill development that has:

- *Respect for the single storey scale of the precinct with double storey elements setback to minimise visibility from the street;*
- *Detached siting parallel to the frontage, unless angled siting is a characteristic of the street or group of houses where a property is located;*
- *Simple single or double fronted building forms with symmetrical plans in streets or groups of houses that have predominantly Victorian character, or asymmetrically designed plans in streets or groups of houses with predominantly Edwardian or Interwar character;*
- *Horizontal timber weatherboard cladding for walls visible from the street. Alternatively, smooth render brick or masonry or a combination of these may be provided;*
- *Hipped corrugated iron or slate roof forms, except in streets or groups of houses, which have predominantly Edwardian or Interwar character, where terracotta tiles may be provided;*
- *Windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped;*
- *Eaves and verandahs in street elevations.*

Council also has guidelines for infill development in heritage overlay precincts, *Guidelines for Infill Development in Heritage Areas in Hobsons Bay* (2006). These provide assistance with the design parameters for typical infill sites set between heritage buildings or within identifiable heritage streetscapes, but provide little direct guidance in relation to the development of larger, freestanding ‘green acre’ sites such as 6 Paine Street.

7.0 Statement of significance

The property identified as 6 Paine Street stands within the Private Survey Heritage Overlay area, which is listed as HO27 in the schedule to the *Hobsons Bay Planning Scheme*. This is a relatively large blanket precinct that encompasses most of the properties in the area roughly bounded by North Road to the north, Melbourne Road and Power Street to the west, Stevedore Street to the south and The Strand to the east.

In the early years of the present century the City of Hobsons Bay undertook a review of the *City of Williamstown Conservation Study*, entitled the *City of Williamstown Conservation Study Review* part 1 (2002). This review included revised and updated versions of the existing citations contained in the study, as well as new citations for individual heritage places and heritage precincts. A planning scheme amendment, C34, was then prepared. Following exhibition and a Panel hearing, the original amendment documentation was further amended. One aspect of this was that while the exhibited amendment had removed heritage overlays from some streetscapes and areas deemed by Council’s heritage consultants to not warrant a heritage overlay, the revised amendment retained the overlay over areas where it had already been in place under the earlier blanket overlay, HO22.

It is noted that the subject site and the surrounding streets were not included in a heritage overlay in the exhibited C34 documentation.



Figure 8 Part Exhibited C34 map HO11, showing environs of the subject site (outlined in red) not within the proposed HO186.

That is to say, the subject site itself, and the streetscapes to both LaTrobe and Crawford Street were not within the revised heritage overlay boundaries sought by Council through Amendment C34. The properties directly opposite the subject site in Paine Street were within the proposed HO186, however they appear to have been included essentially as a result of the inclusion of the neighbouring streetscapes to LaTrobe and Crawford Streets running south – they are clearly not within the core of the identified precinct HO186.

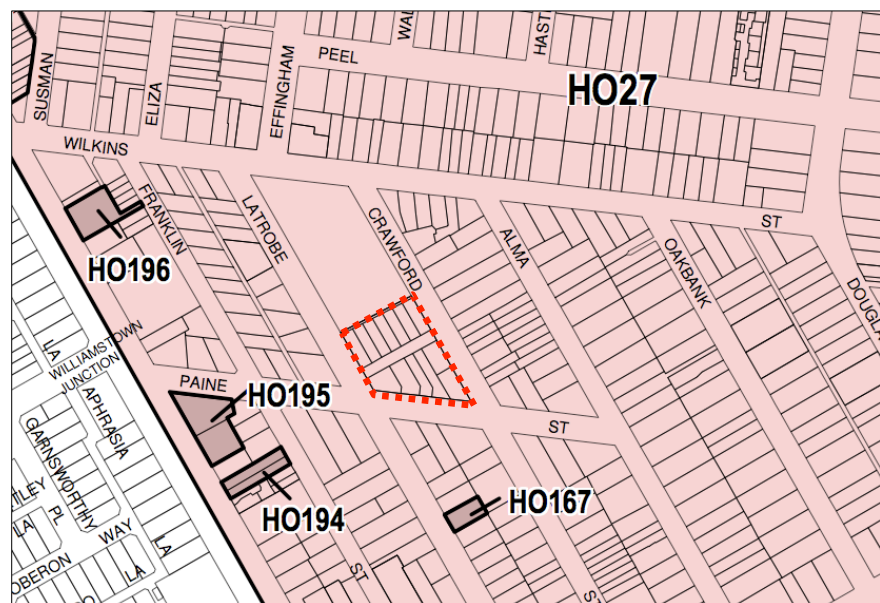


Figure 9 Part Map HO11 in the Hobsons Bay Planning Scheme. The subject site (outlined in red) is within HO27, the Private Survey Heritage Precinct.

The end product of this process and of other reviews, the *Hobsons Bay Heritage Study Amended 2010*, is now listed as a reference document under *Clause 21.07* and *Clause 22.01* of the *Hobsons Bay Planning Scheme*. As noted, the site is now included within the boundaries of a large heritage overlay precinct, the Private Survey Heritage Precinct HO27.

The Statement of Significance for the broad Private Survey Heritage Precinct as presently outlined under *Clause 22.01-4* is as follows:

22.01-3 PRIVATE SURVEY HERITAGE PRECINCT POLICY

This policy applies to all land and heritage places within the Private Survey Heritage Precinct (HO27), the Power Street Heritage Precinct (HO26), Lenore Crescent Heritage Precinct (HO18), Macquarie Street Heritage Precinct (HO19), James Street Heritage Precinct (HO17), The Strand Heritage Precinct (HO31), Dover Road and John Street Heritage Precinct (HO3), and places individually listed in the Schedule to the Heritage Overlay in the area generally bounded by North Road, The Strand, Ferguson Street, Power Street, and Melbourne Road in Williamston and Newport.

Policy basis

Historically, the Private Survey Heritage Precinct is significant for its ability to illustrate the two main development phases of the city during the Victorian (port rise and decline) and Edwardian to Interwar periods (railway and manufacturing industry). This has created a distinctive layering of history, which illustrates how this part of Williamston and Newport developed quite differently to the Government Survey Heritage Precinct to the south of Ferguson Street. Compared to other precincts in Hobsons Bay, it is more heterogeneous in character and is aesthetically significant for the groups of predominantly late nineteenth and early twentieth century houses that range from predominantly Victorian-era precincts such as James and Macquarie Streets, to almost exclusively Interwar enclaves such as Federal Street, Chandler Street and Lenore Crescent. Housing in other streets, although stylistically different, share common elements of scale, siting, materials and roof forms, which create cohesive groups. Some streets retain early street detailing such as basalt kerb and channel and mature street trees, which enhance and reinforce the historic character. Another notable element is the Victorian and Interwar commercial buildings and hotels, which are typically located on prominent corner sites and sited on the frontage throughout the precinct.

This policy implements the recommendations of the Hobsons Bay Heritage Study Amended 2010 relating to this precinct.

The *Hobson's Bay Heritage Study* offers the following, slightly different assessment of the significance of the Private Survey Precinct:

The Private Survey Heritage Precinct is of local historic, social and aesthetic significance to the City of Hobsons Bay.

Historically, the Private Survey precinct is significant for its ability to illustrate the early private subdivision that began to the north of Ferguson Street soon after the formal surveying of the Government Town to the south of Ferguson Street. It demonstrates the influence of the two main development phases of the city during the Victorian (port rise and decline) and Edwardian to Interwar periods (railway and manufacturing industry), which have created a distinctive historic development pattern that is different from the Government Survey precinct to the south of Ferguson Street. (AHC criteria A4 and D2)

Socially, the Private Survey precinct is significant for its ability to demonstrate how distinctive and often self-contained communities developed in Williamstown during the nineteenth and early twentieth centuries. (AHC criteria G1)

Aesthetically, the Private Survey is significant for the groups of predominantly late nineteenth and early twentieth century houses that, although stylistically different, share common elements of scale, siting, materials and roof forms, which create cohesive groups of distinctive character. Some streets retain early street detailing such as basalt kerb and channel and mature street trees, which enhance and reinforce the historic character. In addition: [...]

The north side of Wilkins Street is notable for its groups of single and double fronted Victorian villas. (AHC criterion E1) [...]

On this basis, the properties in the following streets contribute to the significance of the precinct:

[...]

- *Crawford Street (odd) 1-5, 9, 13, 15, 27 and 29-33 (even) 2, 6-20 and 46*
- *Latrobe Street (odd) 3, 5, 9 and 15 (even) 4-8, 12 and 16-20*
- *Paine Street (odd) 1, 3, 7, 9 and 11 (even) 2 and 4*

[...]

6 Paine Street is thus identified as being non-contributory to the Private Survey Heritage Overlay area. In fact, there is only one contributory building nearby the subject site on each of Crawford and LaTrobe Streets (46 Crawford Street and 15 LaTrobe Street). The south side of Paine Street has three buildings facing the site that are identified as contributory, being 7, 9 and 11. The environment of the site is thus very mixed, and of a generally low heritage interest, notwithstanding its location within the heritage overlay precinct.

While the north side of Wilkins Street is found to the other side of the park, it is relatively distant and does not directly inform the context of the site.

8.0 Proposed development

The amended proposal prepared by Kavellaris Urban Design (dated 5/12/2013) seeks to develop the land at 6 Paine St, Newport with a three storey residential development containing a total of 43 townhouse dwellings or units. The complex is designed as an 'open perimeter-block', with six distinguishable double storey forms atop a ground level podium. The entrance to all dwellings will be via the courtyard or the surrounding streets. Vehicle access is from the crossover to Paine Street, with car parking spaces situated within the ground level podium. There is a central lift providing access from the car park to the first floor level.

In reference to the layout of the development, six distinguishable building envelopes rise above the podium and are situated on the perimeter of the site, containing the majority of the dwellings. The open space in the centre of the site acts as a promenade for the occupants of the surrounding apartments. Dwellings situated within the ground floor podium have pedestrian access from street level provided by a fence and gate opening onto an entry forecourt. All dwellings located above the podium have a ground-floor or upper level balcony fronting the

street, accessed via sliding glass windows, and a small front garden facing the courtyard acting as an entrance space.

The proposed scheme adopts a contemporary yet contextual expression, both in terms of material and forms. The street and internal elevations of the six perimeter buildings are clad with a mixture of face brick, grey and white weatherboard, slatted timber, grey and white metal cladding, and black aluminium framed windows and doors, and glass and timber picket balustrading. These materials are relatively neutral in terms of their colour and finishes. The elevations will not be dominated by large areas of glazing.

While the previous scheme submitted for this site was acceptable with respect to heritage considerations, this revised design makes a series of responses to issues of neighbourhood character raised in the most recent VCAT determination, which result in a street presentation that is more contextual and again does not represent an adverse impact in relation to heritage concerns. These changes are summarised as follows:

- Introduction of more traditional pitched, gabled and hipped roof forms
- Greater variety of materials
- More pronounced variation in building height of between one and three storeys
- Greater degree of variation in form, materials, massing and external treatment across the width of the street elevations
- Introduction of a number of 'breaks' in the upper level built form

A series of additional minor alterations have been made to the scheme in response to the draft Notice of Decision conditions included in the Council Officer's report dated 5th September, 2013. The changes most relevant from a heritage perspective relate to the treatment of the street facades, and include replacing glass front doors with timber doors and modifying formerly square windows into vertically orientated narrower panels. These changes reference traditional front door materials and window proportions seen in heritage building stock in the surrounding precinct.

Overall, these changes result in an outcome that more closely responds to the traditional roof forms and domestic scale evident in the surrounding residential building stock. This is consistent with the nature of the constraints on the site identified in the most recent VCAT decision relating to this site (*Raio v Hobsons Bay CC* [2012] VCAT 1501 (5 October 2012)) quoted as follows:-

35. Both heritage experts emphasise the modest built form, mixed character and low heritage values of this part of HO27. We conclude that the relatively low level of significance attributed to this portion of the precinct based heritage overlay provided an opportunity for a contemporary design of some scale to be developed, without impacting on the significance of the heritage place as whole. [...]

This scheme is acceptable on heritage grounds given this context and attempts to respond to concerns previously raised by objectors.

While the proposal adopts a scale and configuration that is different to that of the surrounding detached housing, this is acceptable and appropriate in a heritage or urban design sense. As discussed above, these formerly industrial sites (ie quarry and timber yard) have always been distinct from their surroundings in terms of developmental character and use, and this distinction might in itself be seen to be part of the character of the immediate environs.

Moreover, within each of the surrounding streets, the development will read as a considered and handsome insertion that is contemporary though sympathetic to, and opposite, the heritage streetscape character of the other side. This is a situation that is often found at the 'edge' of precincts, where one side of the street is of heritage value and the other is not. The lack of significance of the opposite side of the street is not seen to directly impact upon the significance of the more intact and historic side of the street.

The proposal can also be likened to the situation found in many inner suburban areas, where one side of the street is one and two storey residential, and the other side of the street is multi-storey industrial.

Conclusion

The proposal is acceptable with regard to the particular nature of this site and its surrounding streetscapes. While the proposed development will result in some impact upon the character and appearance of a limited extent of HO27, the Private Survey Heritage Precinct, it will not result in adverse impact upon the overall significance of the precinct. It has been prepared with appropriate regard for *Clauses 21.07, 22.01 and 43.01* of the *Hobsons Bay Planning Scheme*.

9.0 Declaration

I declare that I have made all the inquiries that I believe are desirable and appropriate, and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.

A handwritten signature in black ink, appearing to read 'B. Raworth', with a stylized flourish and a period at the end.

Bryce Raworth

BRYCE RAWORTH PTY LTD
CONSERVATION•URBAN DESIGN
CONSERVATION CONSULTANTS
ARCHITECTURAL HISTORIANS

BRYCE RAWORTH
M. ARCH., B. A. (HONS), ICCROM (ARCH)

Bryce Raworth has worked with issues relating to heritage and conservation since the mid-1980s, and has specialised in this area since establishing his own consultant practice in 1991. **Bryce Raworth Pty Ltd, Conservation•Urban Design**, provides a range of heritage services, including the assessment of the significance of particular sites, preparation of conservation analyses and management plans, design and/or restoration advice for interventions into significant buildings, and detailed advice regarding the resolution of technical problems relating to deteriorating or damaged building fabric.

From 2004-2011 Raworth was a member of the Official Establishments Trust, which advises on the conservation and improvement of Admiralty House and Kirribilli House in Sydney and Government House and The Lodge in Canberra. As a member of the former Historic Buildings Council in Victoria, sitting on the Council's permit, planning and community relations committees, Raworth has been involved with the registration and permit processes for many registered historic buildings. In 1996 he was appointed an alternate member of the new Heritage Council, the successor the Historic Buildings Council, and in 1998 was made a full member. At present he provides regular advice to architects and private owners on technical, architectural and planning issues relative to the conservation and adaptation of historic buildings, and is occasionally called upon to provide expert advice before the VCAT. He is currently the conservation consultant for the cities of Kingston and Stonnington and conservation consultant to the Melbourne Heritage Restoration Fund.

With respect to historic precincts, the company has provided detailed advice towards the resolution of heritage issues along the Upfield railway line. The company is currently contributing to redevelopment plans for the former Coburg Prisons Complex (comprising Pentridge Prison and the Metropolitan Prison) and the former Albion Explosives Factory, Maribyrnong. In 1993 Bryce Raworth led a consultant team which reviewed the City of Melbourne's conservation data and controls for the CBD, and in 1997 **Bryce Raworth Pty Ltd** revised the former City of South Melbourne Conservation Study with respect to the area within the present City of Melbourne. The firm is currently undertaking heritage studies and is completing documentation for significant heritage places and areas in the City of Stonnington

In recent years **Bryce Raworth Pty Ltd** has also provided documentation and advice during construction on the restoration of a number of key registered and heritage overlay buildings, including the Ebenezer Mission church and outbuildings, Antwerp, the former MMTB Building, Bourke Street West, Melbourne, the former Martin & Pleasance Building, 178 Collins Street, Melbourne, and the former Uniting Church, Howe Crescent, South Melbourne.

BRYCE RAWORTH

STATEMENT OF EXPERIENCE

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BRYCE RAWORTH

Professional Status:	Conservation Consultant and Architectural Historian
Current Positions:	Conservation consultant to the cities of Kingston, Frankston and Stonnington
Organisation Membership:	Royal Australian Institute of Architects
Professional Experience:	<p>independent practice as conservation consultant and architectural historian from January 1991 (ongoing). Services include: identification and assessment of the significance of sites and complexes; preparation of guidelines regarding the safeguarding of significant sites; provision of technical, design and planning advice to architects, owners and government on issues relating to the conservation of sites of cultural significance; expert witness advice on conservation issues before the VCAT</p> <p>member, Historic Buildings Council (architectural historian's chair) 1993-1996; member, Heritage Council (architect's chair) 1998-2002</p> <p>conservation consultant to the cities of Brighton, Northcote and Sandringham (1989 only), Essendon, Hawthorn and Kew (1989-1994), Melbourne (1992-2009) and Prahran (1992-1994)</p> <p>established the Metropolitan Heritage Advisory Service on behalf of the Ministry for Planning & Environment - this service was offered to the cities of Brighton, Essendon, Hawthorn, Kew, Northcote and Sandringham in 1989-90</p>
Studies:	<p>Certificate of Architectural Conservation, ICCROM (International Centre for the Study of the Preservation and the Restoration of Cultural Property at Rome), 1994</p> <p>Master of Architecture by thesis, University of Melbourne, 1993 (thesis: <i>A Question of Style: Domestic Architecture in Melbourne, 1919-1942</i>)</p> <p>B. Architecture (First Class Honours), University of Melbourne, 1986</p> <p>B. Arts (Second Class Honours, Division A), University of Melbourne, 1986</p>
Committee Membership:	<p>Twentieth Century Buildings Committee, National Trust of Australia (Victoria), 1990-1994 (Chairman 1992-1993)</p> <p>RAIA Jury, Conservation Category, 1995, 1996, 1998 and 2001 Awards (Chairman 1996 & 1998)</p>
Awarded:	<p>Henry and Rachel Ackman Travelling Scholarship in Architecture, 1987-88</p> <p>JG Knight Award, conservation of Heide 1, Royal Australian Institute of Architects, Victorian Chapter, 2003</p> <p>Lachlan Macquarie Award for heritage (commendation), conservation of Heide 1, Royal Australian Institute of Architects National Award program, 2003</p>