

Expert Witness Statement to Panel

Proposed regrading
207 Little Page Street, Middle Park
Amendment C161port, to the Port Phillip Planning Scheme

January 2021

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1.0 Introduction

1. This expert witness statement to Panel was prepared under instruction from Song Bowden Planning on behalf of the owner of the subject site, being land at 207 Little Page Street, Middle Park. The site is currently the subject of an application for redevelopment with a new building, Permit Application 511/2019.
2. Council has recently exhibited Amendment C161, which seeks, inter alia, to upgrade the heritage status of the subject site from non-contributory to 'significant'. The following discussion analyses the significance of the property and whether the potential regrading is warranted.
3. This statement was prepared with assistance from Harry Raworth of my office. The views expressed are my own. My office has previously prepared an assessment of heritage impacts in relation to the proposed redevelopment of the land that has also made comment upon the proposed Amendment and change of heritage status (report dated July 2019). The following builds upon the commentary provided in that earlier report.

2.0 Author qualifications

4. A statement of my qualifications and experience with respect to urban conservation issues is appended to this report. I have provided expert witness evidence on similar matters before the VCAT, 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, owners, developers and objectors to planning proposals.

3.0 Sources of information

5. The analysis below draws upon external site visits along with a review of the relevant documents and resources including the following:
 - *Port Phillip Planning Scheme including Clause 43.01, the Heritage Overlay*
 - *Council's local heritage policy, Clause 22.04*
 - *Port Phillip Heritage Review*
 - *City of Port Phillip Heritage Policy Map (July 2020)*
 - *The Port Phillip Heritage Review Update, prepared by David Helms Heritage Planning (February 2019)*
 - *Council officer report on Amendment C161, Attachment 2 - Summary of Submissions and Officer Response (dated 16 September 2020)*
 - *Council Summary of Submissions and Recommended Responses*
 - *Heritage Advisor reports, dated August 2019 & February 2020*
 - *Structural report prepared by R.I. Brown Pty Ltd on behalf of owner, dated December 2019*
 - *Structural report prepared on behalf of Council, dated February 2020*
 - *Council Part A Submission, Amendment C161, dated 12 January 2021.*

4.0 Declaration

6. 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 'Bryce Raworth'.

BRYCE RAWORTH

5.0 The subject site and its environs

7. The land addressed as 207 Little Page Street was subdivided from the rear of 208 Page Street in August 1912 and purchased by Thomas Ashworth (Certificate of Title Vol. 3094, Fol. 613). A property service plan (Figure 1) indicates that the existing dwelling was constructed for owner T R Ashworth in September 1912. This may well be the T R Ashworth who practiced as an architect for some years, and after whom Ashworth Street is named:¹

Thomas Ramsden Ashworth (1864-1935), publicist, was born on 5 December 1864 at Richmond, Victoria, son of Thomas Ramsden Ashworth and his wife Mary Jane, née Leeson. His father, educated at Eton and Jesus College, Cambridge, had migrated to Australia, married in 1862 and 1869 graduated M.B. at the University of Melbourne. Dr Ashworth later practised at Bombala, New South Wales; on his death there in 1876 his wife returned to Melbourne with the five children.

At 13 Thomas ran away to sea. Four years later he was in Melbourne working as a carpenter and builder, and studying architecture. He practised as an architect for many years, was elected a fellow of the Royal Victorian Institute of Architects in 1916, and in the early 1920s was associated with H. D. Annear in designing the Church Street Bridge, Richmond. He had also set up as an estate agent in 1893, buying land at Middle Park and building a series of houses in a street named after him; he later built a block of nine flats in St Kilda Road.

Ashworth was a founder of several companies including the Union Can Co. and was for many years a director of Bussell, Robson Pty Ltd, clothiers. In 1910-17 he was chairman of the canister-makers' section of the Chamber of Manufactures. He was president in 1920-34 of the Victorian Employers' Federation and also held office in its Australian council. In 1927 he founded the Employers' Federation Insurance Co. Ltd and chaired its board of directors.

8. The dwelling is a modest single storey cottage constructed of bagged and overpainted red brick with cream brick trims (Figure 2). The building has a small setback from Little Page Street with two windows to this southern elevation. The east elevation, which is unrelieved aside from a shallow recessed entry porch, has zero setback from the unnamed laneway it borders.
9. The main section of the dwelling has a hipped roof, the corrugated metal cladding of which appears to have been renewed, and features a painted brick chimney of simple profile and a cylindrical metal chimney. A skillion roofed section is located to the north. A tall brick fence, detailed to match the dwelling, and a metal roller door are located along the northern end of the eastern property boundary (Figure 3).

¹ 'Ashworth, Thomas Ramsden (1864-1935)', entry in *Australian Dictionary of Biography*, by P. L. Nicholls, <http://adb.anu.edu.au/biography/ashworth-thomas-ramsden-5074>

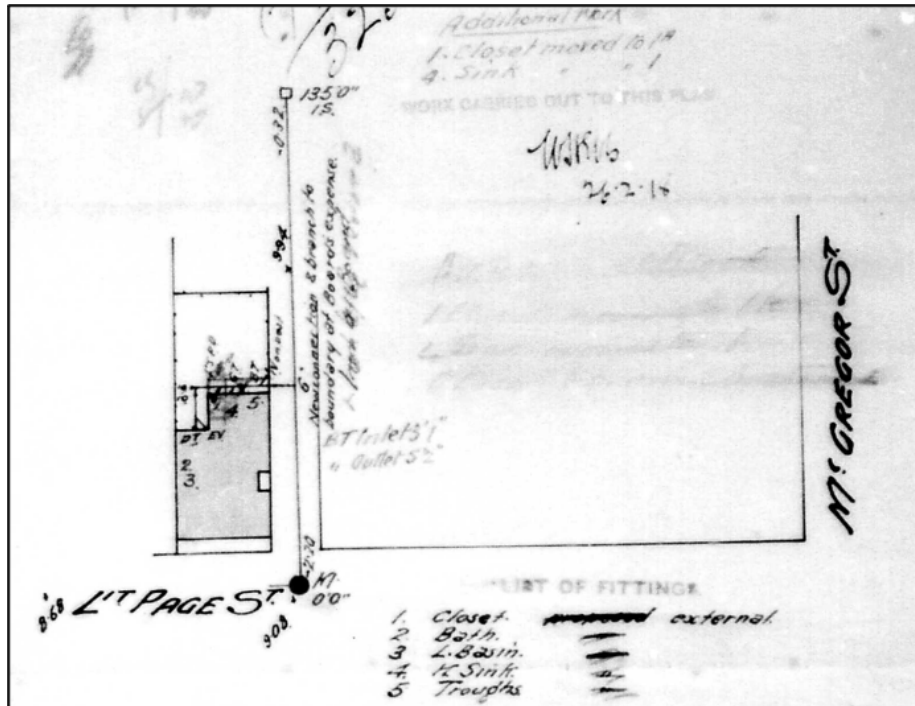


Figure 1 Property service plan showing the site in 1912.
Source: South East Water.



Figure 2 View of the subject property at 207 Little Page Street showing the south and east elevations. A newly completed building stands to its immediate west (to the extreme left), and a modern rear addition to the house to its north is also visible.



Figure 3 The east and north elevations of the subject property. The side fence and roller door are also visible.



Figure 4 The southwest elevation of the subject property. These two windows appear to have been altered in the period since the building was bagged and painted.

10. Little Page Street is a narrow bluestone paved laneway that provides access to the rear of properties addressing Page Street (to the north) and Danks Street (to the south). The unnamed laneway that runs along the east side of the subject site is also paved in bluestone pavers. Built form presenting to these laneways mainly comprises garages and rear fences, such as those to the east of the subject site at the rear of 36-38, 40-42 and 44 McGregor Street (Figure 5), as well as the side elevations of dwellings.
11. To the west, the neighbouring property at 206 Page Street was formerly occupied by an interwar duplex. This building has recently been demolished, however, and the land is currently being redeveloped with a modern dwelling with a double storey garage/studio adjacent to the Little Page Street property boundary (Figure 6). Further west are double storey garages/outbuildings to the rear of 202-204 Page Street (Figure 7).
12. To the south, 202-208 Little Page Street is the only other property in the vicinity with a Little Page Street address. This is a single storey brick factory building with a sawtooth roof that has been converted for residential use (Figure 7). To the north, the property at 208 Page Street is a single storey Federation style dwelling of red brick with timber and rough cast gable end, corner porch and terracotta tiled roof (Figure 8). A two-storey addition has been constructed to the rear.



Figure 5 *The garages and rear fences of properties east of the subject site, addressing McGregor Street, are seen at right.*



Figure 6 *The property to the west of the subject site is shown here, having recently been redeveloped. The building is now largely completed.*



Figure 7 *Modern outbuildings to the rear of 202 and 204 Page Street, west of the subject site.*



Figure 8 *The former factory building at 202-208 Little Page Street, south of the subject site, has undergone residential conversion.*



Figure 9 *208 Page Street, the building to the north of the subject site. The subject building is constructed in what was originally the backyard of this house, which now has a two storey addition to its rear.*

6.0 Heritage listings and significance

City of Port Phillip

13. The site is included in the Middle Park and St Kilda West Heritage Overlay Precinct, identified as HO444 in the Schedule to the Heritage Overlay of the *Port Phillip Planning Scheme* (Figure 9). External paint controls apply as a result of this listing.
14. The existing statement of significance for the Middle Park and St Kilda West Precinct is reproduced in part below:

How is It Significant?

The precinct is of historical and aesthetic significance to the City of Port Phillip.

Why is It Significant?

Historically, the precinct is significant as a notable and highly atypical expanse of late nineteenth and early twentieth century inner-suburban residential development, conspicuously sandwiched between the much older settlements of Port Melbourne (Sandridge), South Melbourne (Emerald Hill) and St Kilda. With the contemporaneous development of Middle Park and St Kilda West hampered by a notorious expanse of swampland and a foreshore military reserve, it was not until the late 1870s and early 1880s –when the swamp was reclaimed, military presence was withdrawn and the new Middle Park Railway Station was opened (1882) –that residential expansion could begin in earnest.

The major boundary thoroughfares of Kerferd Road and Canterbury Road were amongst the first to develop, attracting the attention of wealthier citizens who built large and grand residences –a trend that continued into the early twentieth century and established these roadways as prestigious residential addresses. Elsewhere in the precinct, specific areas ably illustrate the two closely-spaced phases of intense settlement: housing from the 1880s and '90s along the northwestern fringe, and to the south-east of Fraser Street, and counterparts from the 1900s and 1910s in the blocks closer to the beach. Contemporaneous non-residential buildings provide evidence of the expansion of community services during this key period: most notably the five churches, one school and numerous corner shops established along Richardson Street.

A scattered but noteworthy overlay of later twentieth century development is represented by large inter-war dwellings along Canterbury Road, inter-war shops (including three dairies), low-rise inter-war apartment blocks (which significantly follow the alignment of the 1926 electric tramway route), and larger post-war counterparts in the former City of St Kilda and, most notably, as high-rise towers along Beaconsfield Parade. These apartments ably illustrate a tendency towards higher density living that has been a significant theme in the former City of St Kilda from the 1920s to the 1980s.

Aesthetically, the precinct is significant for its fine and largely intact streetscapes of Victorian and Edwardian housing. The former, concentrated along the north-western fringe and in the former City of St Kilda south-east of Fraser Street, represent most of the ubiquitous dwelling types associated with the era: small single-fronted cottages in brick and timber, more ornate Boom-style terraces, larger double-fronted villas, two-storey terrace houses and a few mansions. Edwardian housing, concentrated in the beachside blocks between Mills and Fraser Street, is dominated by modest single-storey red brick dwellings in the Queen Anne style, in attached rows, semi-detached pairs or freestanding. The boundary streets of Kerferd Road and Canterbury Road are especially notable for larger and grander residences from the period 1890-1930, including fine rows of double-storey Victorian terrace houses, large Victorian and Edwardian villas and inter-war attic-storey bungalows. Today, the high-status Victorian, Edwardian and Inter-War dwellings along Canterbury Road constitute the most intact remaining streetscape of the four prestigious residential boulevards (cf Albert Road, Queens Road and Fitzroy Street) that originally overlooked the Albert Park Lake reserve.

Aesthetically and architecturally, Beaconsfield Parade stands out for its high concentration of residential buildings (from all eras) that –befitting its status as one of Melbourne’s most iconic beachfront promenades – not only generally display a higher level of architectural expression but were also explicitly designed to exploit views across the bay. Thus it is of especial significance within the precinct as a specific and consistent architectural pattern, rather than a reflection of any single era.

Irrespective of their style and era, the pre-war buildings within the precinct exhibit notable cohesion through their broadly consistent scale (mostly one and two storey) and materials, their closely-grained siting and relatively narrow setbacks. Many of the streetscapes are enhanced by their settings, which includes original bluestone kerbs, gutters and pitching to laneways and crossovers (particularly along Kerferd Road), landscaped median strips (again in Kerferd Road, and the far end of Danks Street) as well as some outstanding rows of mature deciduous street trees (most notably on Mary Street and Richardson Street, as well as Park Street, Page Street, York Street).

15. The *Port Phillip Heritage Policy Map* (July 2020 version) identifies 207 Little Page Street as non-contributory (Figure 10). Gratings are defined at Clause 22.04 as follows:

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured “red” on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured “green” on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.

Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy.



Figure 10 Heritage Overlay map showing the subject site (shaded red) within HO444. Source: Port Phillip Planning Scheme.



Figure 11 The subject property (indicated by the arrow) is identified as a non-contributory place in the City of Port Phillip Heritage Policy Map (July 2020 version).

16. The *Port Phillip Heritage Review Update* was prepared by David Helms Heritage Planning in February 2019. It is understood that the purpose of the *Port Phillip Heritage Review Update* is, in part, to review errors and anomalies within existing heritage overlay places, and to make recommendations for changes to the planning scheme to correct these issues. In March 2019 Council's Planning Committee resolved to commence the planning scheme amendment process by requesting authorisation from the Minister for Planning to prepare and exhibit Amendment C161 to the Port Phillip Planning Scheme.
17. The *Port Phillip Heritage Review Update* has recommended that the grading of 207 Little Page Street be revised from non-contributory to significant. Appendix C of the update report states, in relation to the property, '*This is a Federation era house, relatively intact, should be Significant.*'
18. The owner made no submission in relation to the Amendment and the subject site. Two submissions were received on behalf of nearby property owners, who supported the Amendment in relation to its recommendations regarding the subject site. The report submitted to Council *Summary of Submissions and Recommended Responses* noted these submissions and recommended no change to the recommended regrading.
19. The site is currently the subject of an application for redevelopment with a new building, Permit Application 511/2019. In July 2019 my office provided a report to Council in relation to the proposed redevelopment of the land, which has also made comment upon the proposed Amendment and change of heritage status. The following builds upon the commentary provided in that earlier report.

7.0 Discussion

20. I have been asked to comment on the merit of the proposal to change the status of the subject site at 207 Page Street, Middle Park from 'non-contributory' to 'significant' as part of Amendment C161port Part 2.
21. Having reviewed the documentation associated with Amendment C161port Part 2 and inspected the building, it is my view that the regrading of the subject site at 207 Little Page Street, Middle Park from 'non-contributory' to 'significant' is not warranted.
22. The subject dwelling is graded non-contributory in the *City of Port Phillip Heritage Policy Map*, and demolition of such places is not discouraged by policy. While the *Port Phillip Heritage Review Update* has recommended that the grading of the property be revised to significant, it is questionable as to whether this is the most appropriate grading for the subject dwelling.
23. Upon inspection of the site, it is clear that alterations have occurred that are not consistent with a significant grading. The external walls which were originally red brick with some cream trims have now been bagged with cement and painted. This is a change that is not readily reversible. The two windows on the southwest side of the building also appear to have been altered in the period since the building was bagged in that the brick work below them is disturbed and not bagged. The glazing to these windows is also non-original.

24. The situation of the subject site in a rear laneway means that it does not make a highly visible contribution to the main streetscapes of the precinct. Furthermore, the laneway itself is not an intact heritage environment. Built form to the immediate north, east and west of the subject site is modern, while to the south the non-contributory former factory building is an anomaly in this residential area. In this case, demolition of a modest, isolated building that makes little if any contribution to the streetscapes of the wider precinct in a meaningful way will not, have an adverse impact on the significance of HO444.
25. As part of the current permit application process including demolition and redevelopment of the site, the heritage impact statement prepared by my office (July 2019) commented as follows:

The subject dwelling is graded non-contributory in the City of Port Phillip Heritage Policy Map, and demolition of such places is not discouraged by policy.

While the Port Phillip Heritage Review Update has recommended that the grading of the property be revised to Significant, this assessment has not been tested at a Panel hearing. It is questionable as to whether this is the most appropriate grading for the subject dwelling.

As noted in the methodology for the Port Phillip Heritage Review (Volume 1, p.7 and p.10):

Levels of importance were simplified along traditional lines, assigning the letter A to places considered to be of national importance, B to those of regional importance and C to those of local importance. These levels of importance had implications for the introduction or confirmation of existing statutory control provisions in the Planning Scheme. Where a place was considered to have lesser importance than level C, it was ranked D, meaning that it was likely to be substantially intact but merely representative of an era. Places of lesser cultural value were ranked E, usually implying that the place had been defaced, but not irretrievably, or that it was aesthetically undistinguished. Finally, a place was ranked F if it was considered to have been important in the past but as a result of intervention now so compromised that it was likely to be of interest only. Places having for planning purposes no cultural value were ranked N.

[...]

Organisation of all preliminary heritage gradings into the following categories:

- *all places given a preliminary grading of A, B, C or D within a Heritage Overlay or A, B or C outside a Heritage Overlay should be collectively termed "Significant Heritage Places" and*
- *all places given a preliminary grading of E or F inside a Heritage Overlay or D, E or F outside a Heritage Overlay should be collectively termed "Contributory Heritage Places".*

The character of the building, as a very modest, plain building of no architectural distinction, is such that it fits the 'aesthetically undistinguished' category associated with contributory significance, rather than the highest level of significance.

The overarching decision guideline at Clause 43.01 is 'Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.' The significance of HO444 relates to 'its fine and largely intact streetscapes of Victorian and Edwardian housing.' The situation of the subject site in a rear laneway means that it does not make a highly visible contribution to the main streetscapes of the precinct. Furthermore, the laneway itself is not an intact heritage environment. Built form to the immediate north, east and west of the subject site is modern, while to the south the non-contributory former factory building is an anomaly in this residential area. In this case, demolition of a modest, isolated building that makes little if any contribution to the streetscapes of the wider precinct in a meaningful way will not, have an adverse impact on the significance of the Middle Park and St Kilda West Precinct, and can be supported.

26. The key finding in this was that the building should, at best, be seen as a 'contributory' building, rather than a 'significant' building. The building fits the 'aesthetically undistinguished' category associated with contributory significance, and it has also been defaced through changes such as the bagging and painting of the exterior brickwork.
27. Beyond this, however, it is also of note that a contributory building is of appreciable or meaningful contributory value only if located within a context of other heritage built form. That is not the case in the present instance. The building is located at the corner of two laneways, albeit one lane is known as Little Page Street, and the surrounding fabric is predominantly associated with modern built form.
28. The exception to this is the redeveloped structure to the immediate west, presently non-contributory, which is also proposed for an elevation in grading to 'significant'. Noting that this site has recently been completely redeveloped, the associated grading change can also be questioned.
29. The relevance of context was also noted in the heritage impact statement. In essence, the building is rendered non-contributory by virtue of its non-heritage context. It is not located within a heritage streetscape to which it can make a meaningful contribution, but rather is an isolated element.
30. Subsequent to lodgement of the permit application for the site, engineering advice prepared by R.I. Brown Pty Ltd in December 2019 (on behalf of the applicant) was provided to Council. This stated that, given the building's condition, it was not viable in the long-term. The structural engineer did not see *'that it is possible to guarantee [the building's] lifespan over a sensible period of time for a reasonable cost.'* Public safety was used as further justification, noting that the engineer did *'not believe wall ties have been used in the cavities'* and therefore *'integrally the building already became unsafe'*.
31. This view was backed up by Council's own February 2020 structural report, with the building surveyor concurring with the R.I. Brown Pty Ltd report: *'I have carried out an inspection of the site and I agree with the report prepared by R.I. Brown Pty Ltd ... The condition of the masonry external walls is so poor that it would not allow for underpinning work that would be required to be undertaken as part of any development of the site. The existing dwelling at 207 Little Page St Middle Park is structurally unsound and unsuitable to be retained'*.
32. In essence, the current dwelling on the subject site is structurally unsound to the point that it is 'unsuitable to be retained', and any proposed grading change is therefore nullified by the fact that the building is no longer viable. This information was not available at the time my office prepared the heritage impact statement associated with the permit application, but has come to light since and has informed my views in the present analysis regarding this Amendment.
33. Initial advice on the proposal for full demolition and redevelopment provided by Council's heritage advisor in August 2019 was resistant to the idea that the regrading was unwarranted, noting that *'the Significant grading in the Port Phillip Heritage Review Update is accurate'*.
34. However, in March 2020 this was reviewed in a second piece of advice where Council's heritage advisor questioned the proposed grading change, stating that *'The contribution of this building to the aesthetic values of the precinct, however, are limited due to its isolated context in a streetscape that is otherwise*

devoid of Significant or Contributory places. Because of this, the contribution of this house to the broader precinct is more limited'. I concur with this view.

35. The heritage advisor noted that *'even without the support of a finding of structural unsoundness I believe this is a situation where full demolition may be contemplated for the reasons discussed below'* (ie those quoted in paragraph 34 above).
36. Typically, when it comes to grading buildings, the grading is made irrespective of the building's condition on the basis that poor conditions can be addressed or restored. Accepting this, the condition of the building can reasonably be taken into account in an instance such as this, where the building is seen to have structural issues as set out in the various reports. While habitable at present, the building has no future potential as a significant or contributory building, because it is essentially irreparable, and that should be taken into account in determining its value as a contributory element.
37. While research undertaken in the preparation of this report has uncovered a previously unknown connection with the architect T R Ashworth, this is not a factor that affects my view in relation to the significance of the subject site, or lack thereof. While Ashworth had an interesting life and was undoubtedly active as an architect for several decades, he is not known as an important architect, and his buildings are rarely of elevated interest (his involvement with the Church Street Bridge, designed primarily by Harold Annear, is an exception).

8.0 Conclusion

38. Having regard for all the above, it is my view that the regrading of the subject site at 207 Page Street, Middle Park, from non-contributory to significant as part of Amendment C161port Part 2 to the Port Phillip Planning Scheme is not appropriate. The building should remain as non-contributory having regard for the matters set out above, including its lack of heritage context and its structural condition.

Bryce Raworth

CONSERVATION | HERITAGE

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 • Heritage**, 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 Frankston, Kingston and Stonnington, and is a member of the Advisory Board to the Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne (ACAHUCH).

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 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; the former Uniting Church, Howe Crescent, South Melbourne; Heide I & II, Heide Museum of Modern Art, Bulleen; Melbourne Grammar School, South Yarra; various guard towers and other buildings, Pentridge Prison, Coburg; and Coriyule Homestead, Curlewis.

BRYCE RAWORTH

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

Professional Status: Conservation Consultant and Architectural Historian

Current Positions: Conservation Consultant to the cities of Kingston, Frankston and Stonnington

Organisation Membership: Australian Institute of Architects
VPELA (Victorian Planning and Environmental Law Association)

Professional Experience: 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

member, Historic Buildings Council (architectural historian's chair) 1993-1996;
member, Heritage Council (architect's chair) 1998-2002

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)

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

Studies: Certificate of Architectural Conservation, ICCROM (International Centre for the Study of the Preservation and the Restoration of Cultural Property at Rome), 1994

Master of Architecture by thesis, University of Melbourne, 1993 (thesis: A Question of Style: Domestic Architecture in Melbourne, 1919-1942)

B. Architecture (First Class Honours), University of Melbourne, 1986

B. Arts (Second Class Honours, Division A), University of Melbourne, 1986

Committee Membership: Member of Advisory Board, ACAHUCH (Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne)

Twentieth Century Buildings Committee, National Trust of Australia (Victoria), 1990-1994 (Chairman 1992-1993)

RAIA Jury, Conservation Category, 1995, 1996, 1998 and 2001 Awards (Chairman 1996 & 1998)

Awarded: Henry and Rachel Ackman Travelling Scholarship in Architecture, 1987-88

JG Knight Award, conservation of Heide 1, Royal Australian Institute of Architects, Victorian Chapter, 2003

Lachlan Macquarie Award for heritage (commendation), conservation of Heide 1, Royal Australian Institute of Architects National Award program, 2003

Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, Victorian Chapter, 2015

Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, National Awards, 2015