

Panel Hearing
DAREBIN CITY COUNCIL PLANNING SCHEME
AMENDMENT NO. C161



**Expert Witness Report regarding heritage matters related to the
proposed inclusion of the Fairfield Village Heritage Precinct
in the
Darebin City Council Heritage Overlay**

Prepared for the City of Darebin
8 October 2018.

By
LORRAINE HUDDLE. B. Architecture (Hons) (Melb)
Director:
Heritage Intelligence Pty Ltd. A.C.N. 098 613 971
Architectural Historians: Professional Heritage and Design Consultants
407 Lydiard St North, Soldiers Hill, 3350

Contents

1. Name, Qualifications and Experience	5
2. Instructions and Acknowledgments	7
3. Facts, Matters and Assumptions	9
4. Declaration	12
5. Summary of Opinions and Recommendations	13
6. Response to 8 submissions regarding the proposed Heritage Overlay.	16
6.1. Concerns and support relating to the precinct as a whole.	16
6.1.1. Fairfield Village Heritage Precinct Map and Key	17
6.1.2. Statement of Significance for the Precinct	18
6.1.3. Integrity and levels of significance within the precinct	22
6.1.4. Support Submission #2. Transport for Victoria	24
6.1.5. Objection Submission #1 owner of 116 Station St Fairfield	24
6.1.6. Objection Submission #3, by owners of 99A-103A Station St Fairfield.	27
6.1.7. Objection Submission #4, by owner of 119, 119A and 119B Station St Fairfield.	30
6.1.8. Objection Submission #7, by owner of 76 Station Street Fairfield.	32
6.1.9. Objection Submission #10, by owner of 86 Station Street Fairfield.	33
6.1.10. Objection Submission #11, by owner of several properties.	35
6.2. Concerns relating to an individual Heritage Overlay.	36
6.2.1. Objection Submission #6 from Council of St Andrews Uniting Church Fairfield	36
7. Discussion: the proposed DDO and the proposed HO.	39

8. Appendix 1	46
8.1. Curriculum Vitae for Lorraine Huddle	47

1. Name, Qualifications and Experience

My name is Lorraine Huddle and I am the director of Heritage Intelligence Pty Ltd, Architectural Historians: Professional Heritage and Design Consultants.

My qualifications; professional practice, research and teaching at tertiary level has concentrated on architecture, building construction and cultural heritage. I have a Bachelor of Architecture degree with Honours from the University of Melbourne in which I majored in architecture and cultural heritage. (A copy of my curriculum vitae is in Appendix 1.)

My experience; As a consultant heritage practitioner, my experience has spanned more than thirty-eight years. This experience covers research, physical analysis, heritage studies of individual places, precincts and whole municipalities, lecturing, and practical advice regarding the assessment and care of culturally significant places in Victoria and China. In the early 1990s I was appointed a member of the Historic Buildings Council of Victoria (now Heritage Victoria) and was also appointed a member of the Permits B Committee and the Rose Craddock Permit Committee. I held these positions until I resigned to work overseas. My research and teaching at tertiary level has focussed on architectural and building construction history, and assessment and conservation of cultural heritage. I have worked as a Heritage Advisor to many municipal councils over the past nineteen years and I am currently the Heritage Advisor for two councils.

My area of expertise; This is currently in a professional practice as a heritage advisor to local councils, and to private clients. I have practised as an officially appointed Heritage Advisor for both rural and urban municipalities, for over eighteen years. I am currently the Heritage Advisor for, Baw Baw Shire and Wellington Shire. I have also worked in this capacity for the East Gippsland Shire, Mornington

Peninsula Shire, Campaspe Shire, City of Ballarat, City of Greater Bendigo, City of Greater Geelong, the Shire of Macedon Ranges, Mitchell Shire, Moira Shire, Pyrenees Shire, and the City of Whitehorse.

My expertise to make this report is based on the following: I have had considerable experience as the consultant of heritage studies as well as administering heritage studies for local councils and written thousands of Statements of Significance as part of those studies. Heritage studies in which I was the Principal Consultant include the Mornington Commercial Heritage Precinct 2013, Moira Shire Stage Two Heritage Study 2007, the Mitchell Shire Stage Two Heritage Study 2006, and the Golden Plains Stage One Heritage Study, Moira Shire Stage One Heritage Study 2005, Review of Heritage Precincts for The City of Yarra, as well as the Shire of Mitchell Stage One Heritage Study. I was one of the principal consultants in the recent Campaspe Shire Heritage Gaps Study 2006, and each of three large heritage studies, Shire of Pyrenees Heritage Precincts Study 2002, Geelong West 1986, Shire of Bellarine 1996, Geelong Outer Areas 2000 and City of Greater Geelong Outer Areas Study 2000. These studies recommended Heritage Overlays for commercial and residential areas and individual places for inner urban suburbs and numerous country towns. I was also part of an Australian team of experts who spent one month in Tianjin, China, assessing the cultural heritage of the former western concession areas in 1991.

I have acted as an expert witness at previous V.C.A.T. and Panel hearings regarding heritage places in Echuca, Maldon, Castlemaine, Portland, Nillumbik Shire, Mornington Peninsula Shire and, when I was called by the City of Greater Geelong for the case in Roebuck Street, Newtown, and at a Panel Call In regarding 13 Yuille Street, Geelong West. Further, I was the heritage consultant for the development of the Port Fairy Design Guidelines, and for the Corangamite Shire Urban Design Framework for the rural town of

Skipton, and the Armstrong Creek Urban Growth Plan, City of Greater Geelong. together with Urban Designers David Lock Associates.

As a former Director of Authentic Heritage Services I have been responsible, along with Dr David Rowe, for numerous Conservation Management Plans of individual places such as privately owned homes, business developments of cement works, and government owned Mechanics Institutes, drill halls and so on.

During my eleven years as a tenured lecturer at the School of Architecture and Building, Deakin University, I co-authored and taught an off-campus post-graduate unit for Deakin University, entitled, *Cultural Heritage: The Burra Charter and its Applications* 1995 for use by the Faculty of Arts, School of Australian and International Studies, Cultural Heritage Centre for Asia and the Pacific, in their post-graduate courses. Furthermore, I taught undergraduate students, architectural conservation, history of architecture and building construction as well as cultural heritage, to on and off campus students in Australia, Singapore and Hong Kong, over a period of eleven years.

2. Instructions and Acknowledgments

This expert witness report was prepared after I was engaged by Gilda Di Vincenzo, Principal Strategic Planner, at Darebin City Council, to attend a Panel hearing regarding the proposed Heritage Overlay for the Fairfield Village Heritage Precinct, for which I had prepared a Heritage Assessment dated 21st November 2017 entitled "Fairfield Village Heritage Assessment" for the City of Darebin.

Council instructed Darren Wong to ask me to include a section in my statement to address the following questions:

- Is there any reason from a heritage perspective as to why buildings need to be, in all instances (noting the mandatory nature of the proposed control) limited to 4 storeys on sites less than 1000 square metres and 5 storeys on sites with an area greater than 1000 squares?
- What are the reasons for your opinion in answer to question 1?
- Is there any reason from a heritage perspective as to why the street wall must in all instances (noting the mandatory nature of the proposed control) need to comply with the heights specified in Table 2?
- What are the reasons for your opinion in answer to question 3?
- Are the proposed front setbacks in Table 2 generally appropriate from a heritage perspective?
- What are the reasons for your opinion in answer to question 5?
- Is the guidance provided for materials and finishes generally appropriate from a heritage perspective?
- What are the reasons for your opinion in answer to question 7?
- Are there any other matters covered in proposed DDO21 which would you like to comment on from a heritage perspective?

In providing your opinion on these questions, if you consider that there should be changes to the proposed drafting, please include those changes in your report.

Please refer to my attached report “Fairfield Village Heritage Assessment, 21 November 2017”.

Council provided a copy of eleven submissions. I was asked to respond to the concerns in submissions 1, 3, 4, 6, 7, 10 and 11 that specifically related to the heritage issues. I was also asked to respond to submission 2 by Transport for Victoria, which is in support of the amendment.

I am not aware of any other submissions relating to the proposed amendment.

I carried out this report from the beginning and formed my own opinion, which is in this report.

3. Facts, Matters and Assumptions

In preparing this report, I have:

- Seen the exterior of all the properties from the public realm of the streets as well as aerial views using Google Maps and clearer aerial views which were supplied by Darebin City Council.
- Considered relevant-reference documents, copies of which were supplied by Council, including:
 - Various aerial photographs and base maps
 - A3 Aerial of study area 1-2000
 - A3 Cadastre map of study area 1-2000
 - High res jpeg aerial - Railway Place East
 - High res jpeg aerial - Railway Place West
 - High res jpeg aerial - Station Street - North of Duncan
 - High res jpeg aerial - Station Street - Wingrove to Duncan
 - High res jpeg aerial - Wingrove Street West
 - Lots & Addresses - Railway Place and Wingrove Street East
 - Lots & Addresses - Railway Place East
 - Lots & Addresses - Station Street from Wingrove to Duncan Street
 - Lots & Addresses - Station Street north of Duncan Street
 - 5-5A Railway Place Fairfield

- 85 Gillies Street Fairfield
- 278 Wingrove Street Fairfield
- Darebin_Heritage_Study_Incorporated_Plan_Permit_Exemptions_2011
- Darebin+C108(Pt+1)+City+of+Darebin+Heritage+Study+Incorp+Plan+Permit+Exemptions+2011+Approval+Gazetted
- Incorporated_Plan_Preston_Residential_Heritage_Precincts_Permit_Exemptions_February2008
- Fairfield Village Design Guidelines Background Report - working draft release February 2017
- Assessment of Station by Willys Keeble - November 1996
- Council Minutes - Adoption of Amendment C14 July 2000
- Fairfield Park a Brief History of by Andrew Hillier - date unknown
- Fairfield Station Heritage Assessment Report - August 1995
- Scan of unknown document containing info on residents in Fairfield 1888-89
- Pre 2000 building approval card- 87 Gillies Street Fairfield St Andrews Church
- Site Plan Proposed Kindergarten Playground for Christian Education Centre The Uniting Church Fairfield Victoria, K.Murray Forster & Walsh, Architects 1976.
- Melbourne Metropolitan Planning Scheme City of Northcote Permit 2930 for applicant Fairfield Presbyterian Church. 1976
- Michael Taylor - Expert Evidence statement November 2016 for 72A Station Street VCAT case
- P1228 2016 Con Dinopoulos & Ors v Darebin CC (sw 020217)

- 7-9 Railway Place RSL development 160118_Revised TP Set Drawings and Planning Permit N0. D/519/2015
- Transport Workshop - Fairfield Heritage Report - TfV Station VicRail & road issues. Nov 2017.
- Proposed C161 SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY
Darebin+C161+43_02s21_dare+Exhibition+Gazetted
- 43.02 DESIGN AND DEVELOPMENT OVERLAY 19/01/2006

- Reviewed the grounds of objection as outlined in the 7 formal submissions numbered 1, 3, 4, 6, 7, 10 and 11 listed below:
 - Submission #1 Darebin C161 from, owner 116 Station Street Fairfield.
 - Submission #3 Darebin C161 from, owners 99A-103A Station Street Fairfield.
 - Submission #4 Darebin C161 from, owner 119, 119A and 119B Station Street Fairfield.
 - Submission #6 Darebin C161 from Council of St Andrews Uniting Church Fairfield, 85 Gillies St, Fairfield.
 - Submission #7 Darebin C161, 76 Station Street Fairfield.
 - #10 Darebin C161 from owner of 86 Station Street.
 - Submission #11 Darebin C161 from owner of several properties.
- Reviewed Submission #2 Darebin C161 from Transport for Victoria supporting the amendment particularly as it relates to the Fairfield Railway Station Reserve.

Limitations of the Heritage Assessment

Only the exterior parts of the properties, as seen from the public realm, were photographed and assessed.

4. Declaration

I have made all the enquiries 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 Panel.

8 October 2018

5. Summary of Opinions and Recommendations

Criteria: The Statements of Significance prepared for places in the Study were assessed using the *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013) definition of cultural significance, defined by their aesthetic, historic, scientific, social or spiritual values. Places may have a range of values applied. Statements of Significance were also assessed against HERCON Criteria (2008). The criteria applied to the places within the study area is shown in Fig 2.2 on page 8 of the study. I compiled these criteria in order to establish and prioritise, with the aim to assess the historic places that best represent the important historic themes of the Fairfield Commercial area. Heritage places that were documented, include, one or more of the following criteria

Level of priority	Criteria
High	1 Places that have a prima facie case for rarity, aesthetic or architectural significance whose extant fabric is suitable for planning scheme protection.
	2 Places that have a high level of integrity and intactness.
	3 Places that represent important historic themes or activities.
	4 Places that represent historically important types (e.g. existing or previous shops, churches, hotels, streetscapes, transport, etc.)
Low	5 Places that represent important historic eras in the development of the Fairfield commercial area. eg Interwar period.

Figure 5.1 (On page 8 of the study)

Thresholds: The levels of significance used are International, National, State and Local, and these correspond to the thresholds used by each government level responsible for protection of places of cultural significance.

Statements of Cultural Significance: Statements of Cultural Significance were written for the precinct and individual places recommended for protection with a Heritage Overlay.

In summary I support the introduction of the Heritage Overlay HO313 for Fairfield Village Heritage Precinct and HO314 to apply to St Andrew's Alphington and Fairfield Uniting Church, 85-87 Gillies Street, Fairfield based on the fieldwork carried out by myself in 2016-17, photographs by Peter Chilton of 85-87 Gillies St, and the historic research carried out by historian Donna Fearn under my supervision, with the following recommendations.

- Add one new place 85-87 Gillies St, assessed as being of local significance as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the property boundary.
- Add the Fairfield Village Heritage Precinct assessed as being of local significance as an individual place to the Heritage Overlay of the Darebin Planning Scheme. The extent of registration is the whole of the precinct as shown in the precinct plan. The precinct identifies the Significant, Contributory and not-significant/ non-contributory places.
- Make changes to the Municipal Strategic Statement and the Local Planning Policy Framework, as required.
- Add the incorporated document City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2011) Recommended

Amendments (2017).

- Remove HO106 from the Schedule to the HO of the Darebin Planning Scheme.
- Make the final Assessment publicly available for download on Council's website.

Some new five storey developments were recently approved, but not yet built, which are much higher and bulkier than the one and two storey heritage places in the study area. This development is out of character with the remaining heritage places. Some of this new development is interesting and competent architecture, however, the scale and design is such that it dominates the streetscape, due to the greater height, contrasting materials used and type of construction/design.

Submissions regarding the proposed Heritage Overlay

The 6 submissions relating to places within the precinct HO appeared to be based on a lack of awareness regarding the methodology used in the study, as they were primarily questioning the validity of the precinct and places within it, being given contributory or significance heritage status, when they have had many alterations.

The objection regarding the individual HO for St Andrew's Church, focused on the architectural aesthetic of the design and materials, and did not query the historical and social significance of the place. The concern regarding the architectural significance appeared to be based on personal opinion rather than a knowledge of architectural history.

The relationship of the DDO with the HO

The DDO needs some refinement where it applies to the area within the boundaries of the Heritage Overlay, namely in relation to the

materials and finishes.

6. Response to 8 submissions regarding the proposed Heritage Overlay.

There are eleven submissions, 7 objections and 4 in support of the Heritage Overlay aspect of the Amendment. Submissions #1, #3, #4, #6, #7, #10 and #11 are objections by individual owners of properties. Most of these submissions each relate to a particular properties, however, most of them also raise issues about the precinct as a whole.

Submission 2 is by Transport for Victoria in support of the amendment and relates to the railway reserve. This will be discussed first, in Section 6.1 below, as it helps to explain the heritage rationale for the precinct and the context of the significant/contributory heritage places with the non heritage places located within the precinct heritage overlay.

My responses will be in two parts;

- Concerns and support relating to the precinct as a whole and particular individual properties, being submissions #1, #2, #3, #4, #7, #10 and #11. [6.1]
- Concerns relating to an individual property HO being submission #6. [6.2]

6.1. Concerns and support relating to the precinct as a whole.

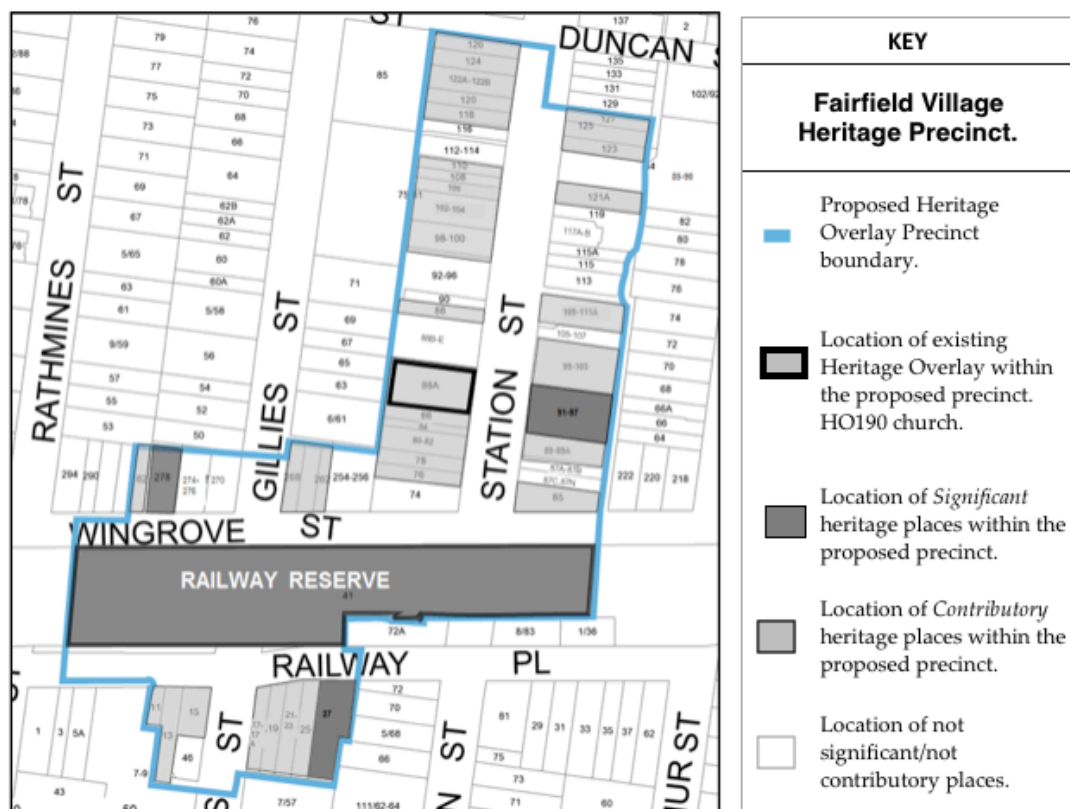
Several of the objectors raised doubts about the reasoning used in the study, to assess the heritage values for significant/contributory places and the heritage value of the precinct overall.

There is no indication in the submissions that they are aware of the methodology used in the study, which is set out in Section 2, therefore key parts of the methodology are included here. They include the Statement of Significance for the precinct, and the definitions of heritage places and non heritage places in the precinct which are consistent with other City of Darebin heritage

studies. The criteria is also included in Figure 5.1 on page 12 of this report.

There was no substantial new evidence presented in the submissions, to indicate any reasons for me to alter the decisions about the level of significance for each place or for the boundary of the precinct.

6.1.1. Fairfield Village Heritage Precinct Map and Key



6.1.2. Statement of Significance for the Precinct

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria, A, B, C, D, E, F, G, H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Heritage values of historic, social, aesthetic and scientific significance are based on the Burra Charter definitions. Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

The Fairfield Village Heritage Precinct, comprising the Federation and Inter-war commercial buildings, the church and the railway reserve and station buildings, platforms, footbridge and signal box, and its spacious setting in the precinct as shown on the precinct map, is significant. The original form, materials and details of the heritage places as shown in the schedule, are significant as are views to and from the station. Other buildings and non-original alterations are not significant.

How is it significant?

The Fairfield Village Heritage Precinct is locally significant for its historical, social and aesthetic values.

What is significant?

Historical Significance. (HERCON criteria A, B, H).

Railway Station as the Catalyst for the Earliest Development

The Fairfield Village Heritage Precinct, **is historically significant at a local level** as it demonstrates the evolution of the modest working man's commercial shopping area from the earliest location of Fairfield's shopping village, located in Railway Place in the late 1880s and opposite the south side of the railway station, which was the catalyst for the development of Fairfield in the 1880s. The existing building on the north-east corner of Wingrove and Gillies Streets, and the existing church in Station

Street, also date from the earliest period of development of Fairfield. The two distinctive palms in the Railway Reserve, flanking the entry to the southern entry to the station, are the only remnants of the Federation era garden plantings at the station.

Impact of the Electrification of the Railway

The shopping village later extended to the north side of the station buildings (Wingrove Street) and, after the electrification of the railway line in 1921, the extension of the shopping village continued around the corner into Station Street northwards to Duncan Street. The large numbers of inter-war style buildings in Railway Place, Wingrove and Station Streets reflect the significance the electrification of the line, to the economy of Fairfield. The former 1925 Lodge Medical practice at 278 Wingrove Street was strategically located opposite the station.

Historic Village ‘Square’

The open space of the railway reserve together with the heritage features including but not limited to the station buildings, signal box, pedestrian bridge and palm trees within it. They illustrate the Railway Reserve’s historic role, acting as the ‘traditional village square’ providing an informal community meeting place. Significance includes the seeing, the functional inter relationship of the various parts, as well as views within and across the Railway Reserve from Wingrove Street and Railway Place which are vital to understand and enjoy the important heritage values. The spacious and visually connected context of the historic places within the railway reserve and to the historic buildings in Railway Reserve, Wingrove St and Station Street is in danger of being cumulatively eroded through the redevelopment of strips of railway reserve land for the construction of buildings which block the historic views. (Refer to Figure 5.2 for a diagram of the village ‘square’.)

Over 100 years as a Railway Station

The existing Federation era station building complex, including the station buildings, platforms, footbridge and signal box, is historically significant for indirectly recalling its opening in 1888 and remaining in use for its original purpose at present (over 106 years). It is important also for its capacity to offer an insight into how pre-electronic railway stations worked, and the important work of the chief architect's office following its establishment in 1908 when the Railways Department was engaged in the improvement of station facilities across the network in response to unprecedented traffic growth. This is illustrated by the Arts and Crafts style of the station buildings enabling it to be readily identified with the early work of the chief architect's office.

Social Significance (HERCON criterion G)

The Fairfield Village Heritage Precinct, is **socially significant at a local level** particularly the railway reserve which is a spacious landmark in the precinct and seen as a focus and an extension of the local community performing functions similar to that of a civic space, where social and economic exchanges take place, where people and cultures mix as they use the railway infrastructure and as an historic and spacious back drop to shopping and eating in the streets visually connected to it. It is the only spacious landmark in the Fairfield Village Heritage Precinct.

Aesthetic Significance (HERCON criterion E)

Views.

The Fairfield Village Heritage Precinct, is **aesthetically significant at a local level** for the informal 'village square' created by the unobstructed views to and from the Federation and Inter-war historic places in and around the Railway Reserve. The 'village square' is lined with buildings, infrastructure, community facilities and open spaces, particularly in the railway reserve. It is a self-identified precinct which is seen as a focus

and an extension of the local community and in this way performs functions similar to that of a civic space, like town squares in old European cities. The low rise one or two storey structures, the articulation of the building facades, the Federation and Inter-war decorative elements, varying pediments and broken skyline, provide an interesting and diverse streetscape that is divided into narrow allotments and buildings which have a human scale. The two distinctive palms flank the entry to the front of the 1911 station buildings and this landmark statement, which can be seen from various parts of the precinct, is important. (Refer to Figure 5.2 for a diagram of the village 'square'.

Arts and Crafts Architecture

The station buildings are aesthetically significant as an increasingly rare, substantially complete and interrelated railway complex of the Federation era, with two palms, and the picturesque Arts and Crafts forms, motifs including strap work, spandrels, fibrous cement slates and rough-cast plaster work.

Inter-war Architectural Streetscapes

Station Street is aesthetically significant for the streetscapes of predominantly Inter-war historic commercial buildings of low rise one or two storey structure, the articulation of the building facades, the moderately Inter-war decorative elements, varying pediments and broken skyline, they provide an interesting and diverse streetscape that is divided into narrow allotments and buildings which have a human scale.

6.1.3. Integrity and levels of significance within the precinct

As stated in Section 2.3.2 of the Fairfield Village Heritage Assessment Report 2017;

All heritage places have had some alterations over time, and all heritage places protected with a HO will be altered in the future, albeit through the planning process to ensure the heritage values are balanced and protected with the purpose of the changes. All places within the Fairfield Village Heritage Precinct are assessed against the precinct's three main historic themes: 'Peopling Fairfield', 'Transport and Communications' and 'Developing Fairfield's Economy'. These historic themes are expressed in the physical fabric of the precinct which is predominantly made up of interwar era commercial buildings and the spacious Federation era railway reserve with original buildings, palm trees and views.

Many early photographs of the places were found and these were analysed against the current status of the places. Together with the physical analysis these historic photos helped to determine the level of integrity. The degree of change and type of change were cross-checked against the history, to determine if the changes in themselves represented a significant historic event of that place. Some alterations, whilst not ideal for a heritage place, may be easily reversible when an appropriate time arises, and the heritage place can be restored and enhanced.

The following table consists of definitions used in this study and it is noted that they are consistent with the definitions used in previous heritage studies in the City of Darebin. Fig 5.1 [on page 8 of the study.]

DEFINITIONS : in this table are used in this study and they are also consistent with the definitions used in previous heritage studies in the City of Darebin.		
<i>Heritage Place</i>	<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance which may be independent of its context. These places may also contribute to the significance of a heritage precinct. <i>Significant</i> places within a heritage precinct will not usually have a separate Statement of Significance.
	<i>Contributory</i>	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
	<i>Significant feature</i>	A <i>Significant feature</i> is any feature (building, tree, structure etc.) that the relevant <i>Fairfield Village Heritage Assessment</i> (2017) identifies as contributing to the significance of a heritage place or precinct. <i>Significant features</i> are described in the statement of significance for the place or precinct and in the Schedule in the <i>Fairfield Village Heritage Assessment</i> (2017).
<i>Non Heritage Place</i>	<i>Non-contributory or Not Significant</i>	<i>Non-contributory or Not Significant</i> places do not contribute to the significance of a heritage precinct. In some instances, a <i>Significant</i> place may be considered <i>Non-contributory or Not Significant</i> within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Maintenance</i>		<i>Maintenance</i> means the continuous protective care of a <i>place</i> , and its <i>setting</i> . <i>Maintenance</i> is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .

6.1.4. Support Submission #2. Transport for Victoria

Response.

Transport for Victoria's (TfV), 6 June 2018 letter in support of the amendment is to be read in conjunction with TfV previous correspondence dated 27th September and 16th November 2017.

TfV are satisfied, after discussions with Council in 2017 as noted in the correspondence listed above, that the Permit Exemptions and the Conservation Policy in the proposed amendment, alleviate their initial concerns regarding ease of future maintenance and improvement of buildings and structures on the operating railway and they understand that the amendment will not impede future grade separation between the rail line and the Station Street.

Discussion

The support by Transport for Victoria is a positive outcome for the protection and management of the heritage of the railway reserve and its very important relationship with history and physical development of the precinct as a whole, and it indicates that the proposed amendment is flexible and practical even for complex sites such as the operating railway.

6.1.5. Objection Submission #1 owner of 116 Station St Fairfield

Response. #1

The submitter raises two points, one is a heritage issue and one is about finance.

Discussion Point One #1

This issue is about why the non significant/non contributory place owned by the submitter has been included in the precinct Heritage Overlay.

"My building has been classified as Non significant and non contributory and it seems it is only part of the heritage overlay due to its location"

Discussion #1

It is correct that this building and all the other non significant/non contributory places have been included in the precinct heritage overlay due to their location as they are within the important heritage streetscapes made up predominantly of significant/contributory heritage places as identified in the Statement of Significance above which includes the setting of the historic places. It is important for the historic integrity of the precinct to be protected and enhanced, and this includes new development behind and between the significant/contributory places within the precinct.

The methodology used for the assessment of the places in the study area for important heritage values, includes criteria (see page 12), thresholds and integrity (see page 21), definitions (see page 22) and the Statement of Significance (see page 17). This is an accepted professional approach to precinct Heritage Overlays which is in accordance with the principals and practices of the *Burra Charter 2013*.

There are hundreds of heritage overlay precincts protected in the Planning Schemes within Victoria and they are based on the same principles of identifying important historic areas, streetscapes or groups of heritage places through field work and research of historic documents and then assessed against specified criteria. I have carried out the professional assessment and development of numerous other precincts in commercial areas which have Heritage Overlays and they have been

successfully used to manage new development in Heritage Overlays, by many different councils over the past 30 years. I have also assessed planning permit applications for places in Heritage Precincts in many local government areas and understand the practical requirements for a successful outcome.

Point Two. #1

This issue is about the possible economic impact of a precinct Heritage Overlay on the property at 116 Station St Fairfield.

“As it is a Not significant and non contributory building, I would like it excluded so when the time comes to sell the building, we will not have any complications and will get a fair price for it.”

Discussion: #1

All the non contributory/non significant places are included within the precinct Heritage Overlay in order to protect and enhance the valued heritage character of the streetscape as a whole, rather than only the individual/contributory historic buildings.

The main difference in the management of non contributory/non significant places and contributory/significant places is that the complete demolition of a non contributory/non significant place would not diminish the integrity of the heritage precinct whereas the complete demolition of contributory/significant places that are visible from the public realm would. The restoration or reconstruction of the important parts of the Significant/contributory places, as stated in the table “Precinct - Illustrated Schedule of Places located in Appendix 8.7, will also be encouraged . Nevertheless, all future new development on all sites will be subject to the individual and precinct design guidelines that form part of the heritage study. The DDO design guidelines have been planned for a considerable increase in density in the Fairfield Village and formulated by Council to ensure that the proposed new development will not

cumulatively remove the valued heritage character of the commercial village, but result in a win-win outcome for enhancing the heritage values whilst providing for increased density development..

However my area of expertise is in the assessment of cultural heritage places, and not finance or economics.

6.1.6. Objection Submission #3, by owners of 99A-103A Station St Fairfield.

The objection relates specifically to this property, however, it also raised issues about the precinct as a whole.

Point 1. The precinct.

Point 2. The properties at 99A-103A.

Response to Point 1. #3

The submitter raised concerns about the heritage significance and the degree of integrity of the precinct and provided several examples of altered properties; one example given was 88 Station St next to St Paul's, and 87 Station St, and 105 Station St which are adjacent to their site. He noted that there are 20 altered properties in the precinct HO and several 5 storey developments nearby.

Discussion of Point 1. #3

The criteria, thresholds, definitions and historic themes for assessment of heritage places in the precinct are provided in the methodology of the study and in this report. Further, altered and intact parts of significant and contributory places are noted in detail for each property in the Appendix to the study "Fairfield Village Precinct Schedule" (illustrated).

The submitter also noted that there are 20 properties in the precinct that are classified as not significant or contributory, however I draw the Panels attention to Section 3.1 page 14 of the study which notes that the Fairfield Village Heritage Precinct has 90 places of which 60 are heritage places which have been researched and documented with a Statement of Significance and mapped and provided recommended permit exemptions.

The submitter noted that there are several new 5 storey developments. In response it is noted that the mapping of the precinct boundary has taken these developments into account and they have been excluded from the HO as their height, bulk and lack of adequate setbacks have a negative impact on the heritage places. For example had the development next to the Signal Box not been approved for construction, the boundary of the precinct would have included that site.

Large numbers of alterations are typically part of precinct HO, as the HO is not to turn the place into a museum, and it is not to stop development, rather it is to manage the process of change.

The design guidelines illustrate how this management process can provide some degree of certainty for development and restoration providing win-win outcomes.

The submitter also discussed the proposed height restrictions of 4 or 5 storeys. This issue is discussed in Section 7 of this report.

Response to Point 2. #3

The submitter questioned the rationale behind the assessment of the place being 'contributory', and notes that the properties at 99A-103A were greatly altered in the 1960s with the shop fronts altered and the parts behind the facade demolished and new structures built.

The notes for this site, in Appendix 7, page 18 illustrate that I was aware of most of these changes as stated under the list of *Significant Features* below and states that two shop fronts have been altered and most of the significant features are above the ground level shop fronts : (The butcher shop is noted as “may” be original, “The northern most shop front which **may** have an original metal framed window and blue glazed tiles.” The submitter notes that the building was a cinema and there is little evidence of that in the building. In response, it not unusual for cinemas to have shop fronts either side of a wide set of doors in the centre and so, with more detailed research it may be found that the current butcher shop dates from that era. The upper part of the facade is largely intact and this structure has always had a big impact on the historic streetscape, as can be seen in the historic photo c1920s, Figure 3.6, page 21 in the study. Furthermore, the parts of the heritage place that are protected with a precinct HO are what can be seen from the public realm.

Contributory

Significant Features

Front elevation including

- Two storey group of three shops. The first floor merges with the parapet making the whole level above the verandah read as an extremely large parapet.
- Parapet. Divided into three narrow bays by brick pilasters: the central bay has a flat skyline, but the two side bays have a very distinctive curved skyline edged with soldier bricks, between the face brick pilasters.
- Face red brick- now painted.
- Metal window frames at first floor level.
- The northern most shop front which may have an original metal framed window and blue glazed tiles.
- Verandah

- Note: Restoring the brickwork should be done by removing the paint with chemicals, and with lime mortar, not cement mortar.
- There is evidence of a bricked up window as shown in the photograph opposite. This window is a thin high window with voussoirs forming a segmented arch above it. This indicates that the original facade was an earlier Federation era building which was altered in the late Inter-war era.
- Two shop fronts below the verandah are altered.

The submitter also noted that the Greyhound Hotel in St Kilda has a similar facade but altered, as the Minister refused to put heritage protection in place. The study did not find that any places were potentially of State Significance in the study area and therefore the comparative analysis for the heritage precinct was limited to the heritage precincts in the City of Darebin. Thus the case of the Greyhound Hotel in St Kilda, which would have been relevant to assessing whether the place reached the threshold for an individual heritage overlay, which is a significantly higher threshold than a contributory place in a precinct. Furthermore the heritage places within the Fairfield Village Heritage Precinct are only significant to the local history of that area and it is not relevant to compare them with the places that are locally significant to area with a different history.

6.1.7. Objection Submission #4, by owner of 119, 119A and 119B Station St Fairfield.

The objection relates specifically to how and why this property, which is not significant/not contributory is included in the precinct and requests that it be removed. There is also a concern expressed that *“it is not clear on what basis some properties have been included and there excluded. For example the library which was built*

after my recent properties were built is excluded as are properties at 129-135 Station St."

The exclusion of the major development by Grollo and the Nightingale project is also questioned.

Point 1. Reasons for inclusion of 99A-103A in the precinct.

Point 2. The reasons for the exclusion of the library, the major developments by Grollo and the Nightingale project and the properties from 129 to 135 Station St.

Response to Point 1. #4

The reasons for inclusion of the non significant/non contributory place owned by the submitter in the precinct Heritage Overlay are the same as those discussed for Submission #1. There is no indication in the submitters letter that they are aware of the methodology used to make the decisions regarding inclusion of places in the Heritage Overlay.

Response to Point 2. #4

The reasons for the exclusion of the library, the major developments by Grollo and the Nightingale project and the properties from 129 to 135 Station St.

The library is included as a non significant/non contributory place in the heritage precinct. However the map provided with the proposed Amendment shows that the library is excluded from the Design and Development overlay

The Grollo and Nightingale projects were excluded from the heritage precinct as their very high and bulky forms would dominate the precinct and set a precedent for more of them in the precinct which, cumulatively, would destroy the heritage values which contribute to the village feel of the study area.

The properties from 129 to 135 Station St have been excluded from the precinct as there insufficient heritage places adjacent or over the road to justify extending the precinct northerly.

**6.1.8. Objection Submission #7, by owner of 76 Station Street
Fairfield.**

Response. #7

The submitter raises two points, one is about finance/economics and one is a heritage issue. The first point is not a heritage matter and it has been discussed briefly in section 6.1.5 and the comments generally apply to this case too.

Discussion Point Two #7

“There is little rhyme or reason to what council considers to be a valued street facade. “ He also notes “...a heritage overlay should only be used to protect facades and not to protect a heritage environment that relates to height unless the height is characteristic of the current heritage context.” In response it is clear from the photographic documentation that the majority of the heritage places within the precinct boundary are one and two storeys high with decorative parapets, which provides evidence that that the height and form of the skyline is a significant characteristic of the heritage precinct. Further, the importance of the height and skyline is included in the Statement of Significance (see page 20) *“Station Street is aesthetically significant for the streetscapes of predominantly Inter-war historic commercial buildings of low rise one or two storey structure, the articulation of the building facades, the moderately Inter-war decorative elements, varying pediments and broken skyline, they provide an interesting and diverse streetscape that is divided into narrow allotments and buildings which have a human scale.”*

There is no indication that the submitter is aware of the methodology used in the heritage study. The criteria, thresholds, definitions and historic themes for assessment of heritage places in the precinct are provided in the methodology

of the study and in this report. Further, altered and intact parts of significant and contributory places are noted in detail for each property in the Appendix to the study "Fairfield Village Precinct Schedule" (illustrated).

The heritage significance of this property is identified in the Schedule on page 11.

Contributory

Significant Features

Front elevation including

- *Tuck pointed brickwork.*
- *Parapet rendered with flat capping,*
- *Ingo - recessed entry.*
- *Metal shop window frames with highlights in geometric Art Deco lead light.*
- *Stallboards with appropriate black glazed tiles*
- *Piers with black glazed tiles and glazed string course at the dado level.*
- *Verandah*
- *Tessellated tile ingo floor.*
- *Note: Restoring the brickwork should be done by removing the paint with chemicals, and with lime mortar, not cement mortar.*

6.1.9. Objection Submission #10, by owner of 86 Station Street Fairfield.

The objection relates specifically to this property, however, it also raised issues about the validity of the precinct as a whole.

Point 1. The precinct.

Point 2. The validity of grading his property at 86 Station St, Fairfield and others as 'Contributory'.

Response to Points 1 and 2. #10

The submitter raised concerns about the heritage significance and the degree of integrity of the precinct. *“We are not objecting to the protection of a number of buildings in the precinct...we do not agree that a blanket listing is appropriate as 1) there are a number of buildings which are not contributory. 2) there are a number of buildings characterised as contributory which are certainly (in our opinion) not contributory or not significant. “*

Discussion of Point 1. #10

The criteria, thresholds, definitions and historic themes for assessment of heritage places in the precinct are provided in the methodology of the study and in this report. The submitter does not appear to be aware of the methodology used in the study.

Discussion of Point 2. #10

The discussion above for Point 1) also applies to this point. Further, altered and intact parts of significant and contributory places are noted in detail for each property in the Appendix to the study “Fairfield Village Precinct Schedule” (illustrated) In the case of 86 Station St.

Contributory***Significant Features***

Front elevation including

- Parapet with brick pilasters, and rendered panels with flat capping,
- Verandah
- Note: Originally one of a set of 4 identical shops: 80, 82, 84, 86. This shop front could be restored based on the intact shops at 80 and 82 Station St. The shop front has been altered and a new first floor added towards the rear.

6.1.10. Objection Submission #11, by owner of several properties.

The objection raises issues about the validity of the precinct as a whole.

Point 1. The precinct.

Point 2. The impact the proposed setbacks and restrictions may have on the viability of future development.

Response to Point 1. #11

The submitter raised concerns about the heritage significance and the degree of integrity of the places in the precinct.

“Generally I object on the grounds that in the context of the fact that existing buildings are of such a diverse mix that a general heritage overlay is not either warranted nor justified. If there are any specified buildings that warrant heritage listing on their own merits then that should be done on a case by case basis, as has previously been done (such as the former Post Office in Arthur Street.)” “ The heritage worth of the facades scheduled in the amendment is questionable given that the same heritage worth is being earmarked across a range of facades from different periods including flat/unarticulated concrete facades and also brown brick facades from the 1960’s to 1970’s.”

Discussion of Point 1. #10

The criteria, thresholds, definitions and historic themes for assessment of heritage places in the precinct are provided in the methodology of the study and in this report. The submitter does not appear to be aware of the methodology used in the study or the Statement of Significance for the precinct.

I am not aware of any *“flat/unarticulated concrete facades and also brown brick facades from the 1960’s to 1970’s”* being listed as significant/contributory especially as that era is outside the significant era stated in the Statement of Significance.

Discussion of Point 2. #11

The impact the proposed setbacks and restrictions may have on the viability of future development is an economic matter is a topic for which I am not an expert. The reference to the housing strategy in Clause 21.03-2 does not specifically relate to a heritage matter and I am not an expert in Town Planning. The objector's discussion in relation to the height of the 'precedent' of the Nightingale development includes several town planning matters not related to heritage matters, however, the Grollo and Nightingale projects were excluded from the heritage precinct as their very high and bulky forms would dominate the precinct and set a precedent for more of them in the precinct which, cumulatively, would destroy the heritage values which contribute to the village feel of the study area.

6.2. Concerns relating to an individual Heritage Overlay.

6.2.1. Objection Submission #6 from Council of St Andrews Uniting Church Fairfield

Response #6

The objection relates to two concerns.

1. It questions level of significance of the place, in particular the architectural merit of the design and materials, and the alterations that have occurred, especially internally. The relevance of the donor rolls is also questioned as "they are not integral to the building".
2. The possible restrictions for future alterations to the place that a Heritage Overlay may impose.

Discussion of Point 1. #6

The submitter notes, *"It is a simple building in the manner of many other church buildings across Melbourne yet with limited architectural or aesthetic merit. It is devoid of many of the decorative flourishes,*

architectural detail, rich materiality or other techniques normally associated with significant ecclesiastical or religious buildings. It is not outstanding when compared to other buildings of the era within the typology as evidenced in the comparative analysis within the Heritage Intelligence study."

As a professional architectural historian (refer to my CV for my qualifications, 11 years experience teaching architectural history and history of building construction at tertiary level) I believe thorough primary research of this church property was carried out and documented in the study, which demonstrates that it is an accomplished transitional modernist/traditionalist design. Furthermore, the work is a fine example of a creative design by Victorian architect F Bruce Kemp, a highly accomplished architect. The clinker brick materials are typical of Arts and Crafts preferences, but the minimalist and modernist aspect of the design is typical of designs that deliberately pare down the use of architectural decorative detailing, as does this building, but this may be read, by some, as 'not outstanding'. As a comparison, an example of a traditionalist design for an Art Gallery is the Art Gallery of NSW, and a modernist design is the National Gallery of Victoria. Both are considered culturally significant for their architecture. The latter was designed in 1959, and it is devoid of architectural decorative detailing but it is a fine example of pioneering modernist design which is on the Victorian Heritage Register. Whilst the Nationally Gallery of Victoria Significant at a State level, St Andrew's is significant for the local Fairfield community. Examples of modernist churches on the Victorian Heritage Register include the 1958 All Saints Anglican Church Mitcham VHR H2302, and the 1962 St Andrews Church in Brighton.

Furthermore, the architectural significance is not the only Burra Charter heritage value associated with St Andrew's. This place

is also significant at a local level for its historical and social values.

7. Discussion: the proposed DDO and the proposed HO.

7.1. I have limited my assessment of the proposed DDO to those parts of the DDO within the proposed Heritage Overlay.

7.1.1.Height Limits: I understand that DDO21 proposes a mandatory building height of 4 storeys on sites less than 1000 square metres and 5 storeys on a site greater than 1000 square metres.

I agree that buildings within the heritage precinct need these height restrictions in order to protect a major component of the heritage values which is predominantly composed of low height buildings of 1 and 2 storeys (heritage and non heritage) places within the precinct.

- The negative impact of even one place higher than the specified heights within the Heritage Precinct is illustrated by the evidence that the 5 storey apartment blocks south of the railway line, which were approved prior to the commencement of the heritage study, were deliberately excluded from the Heritage Precinct because their height and scale overwhelms the heritage places within the Heritage Precinct, greatly reducing the heritage values identified in the study and the 'village feel' within the precinct.
- Had those 5 storey developments not been approved prior to the commencement of the heritage study, the Heritage Precinct boundary would have included those sites and some additional heritage places adjacent to them.

- From a heritage point of view, the most appropriate height limit, to protect the existing heritage values of the low height of the heritage places and streetscape is 2 stories maximum, however, a major compromise to 4 and 5 stories with suitable setbacks, has been made to that ideal outcome in order allow greater density development in line with state and local policy directions for increased activity and housing density. The existing density can thus be at least doubled which is a fair compromise between the ideal heritage outcome and the requirement for higher density development. It is important for the height limit to be mandatory, because as illustrated in the omission of the 5 storey developments on Railway Place, a single development higher than 4 or 5 storeys as specified, will severely impact on the critical heritage values and ‘village feel’. I believe this is not an ideal or purist approach to protecting the documented heritage values of the place, but a balanced and reasonable approach.

7.1.2. The street wall: I understand that DDO21 proposes a mandatory maximum street wall height of 8.5 metres in Area 1.

The street wall height and the setbacks above it are crucial to maintaining the scale of the streetscape from a heritage perspective. It is the heritage buildings’ consistent scale, height and rhythm along the street that is the critical factor here. The street wall height (ie the maximum height of walls built at the street boundary from natural ground level to the top of the parapet) must relate to the heritage buildings within the precinct particularly either side or that consistency along the street will be totally lost. The street wall height has been carefully chosen to allow full retail space at ground level and if necessary mixed use for the

second storey - thus maintaining development flexibility while keeping the scale of the heritage buildings either side.

7.1.3. The front setbacks: I understand that DDO21 proposes discretionary minimum setbacks for built form above the street wall and these are shown in figures 1, 2 and 3. These are generally appropriate from a heritage perspective for three reasons.

- Firstly, to build a new and higher development directly behind a retained heritage facade of one or two stories without any setback creates a 'Disneyesque' caricature of the heritage building whereby it no longer has any semblance of a structure in itself at all - it loses all three-dimensional depth and integrity and appears to be 'pasted on'. This is very obvious and deleterious from any direct or oblique street view and is rightly rejected in heritage work. For a new floor directly above the retained structures, 4 metres is the minimum that would achieve an acceptable heritage outcome. While a greater distance is preferable, it obviously reduces the viability of development.
- Secondly, maintaining a clear view of the decorative elements, varying pediments and the complex skyline of the heritage interwar-years parapets in the foreground is an important factor in determining the heritage values and desirability of the streetscape. It has been identified as an important component of the 'village feel' which residents have found most desirable. From this point of view, an even greater set back would be better to keep these elements prominent in the foreground but again viability of development was

considered.

- Thirdly, it is critical not to dwarf the retained heritage buildings so they retain their scale and dominance. As mentioned before, scale is a key factor here and it is relevant both in the horizontal and vertical context. This issue becomes more problematic the higher any new development is. Hence the stepping of 4+4 metres depending on the height of the storeys immediately above is an important aspect of the design guidelines from a heritage perspective.

7.1.4. Materials and finishes. The guidance provided in the proposed DDO (Darebin+C161+43_02s21_dare+Exhibition+Gazetted p 8 of 10) for materials and finishes is generally not appropriate from a heritage perspective.

This section of the DDO does not reflect the guidance included on pages 93 and 94 of the Fairfield Village Heritage Report in Section 5.2, Guidelines (General and Specific). I consider that this section of the DDO should be amended to better reflect heritage considerations as set out in the Fairfield Heritage Assessment 2017.

The DDO states *“Development should maintain and enhance the character of the area though (sic) innovative use of materials and finishes”*.

The heritage values of the places in the HO precinct are identified in the Fairfield Heritage Assessment 2017, and they are not a catch all vague statement such as the ‘character of the area’ as stated in the DDO. The ‘character’ of the area north of Duncan St (outside the HO precinct) is very different to that of the

Heritage Precinct and importantly from my perspective this is because it lacks the heritage values of the buildings in the area to the south. This was a major reason why it was excluded from the Heritage Precinct. Furthermore, innovative use of materials and finishes in the heritage precinct may be acceptable but that will depend on other requirements such as whether it remains recessive in the streetscape, so it is not appropriate to say development should use materials and finishes in an innovative way to enhance the heritage character, when traditional uses are often more appropriate.

The DDO states *“Use durable, traditional materials such as brick, painted brickwork, timber and transparent glass for the main body of a building. Render and metal should only be used as a secondary or highlight finishes.”*

This is muddled. There is no painted brick in the heritage precinct which is ‘a traditional material’. There are some historic places within the precinct that have been overpainted at a later date but the overpainting is considered an inappropriate accretion, not a heritage element.

The main body of the historic places in the heritage precinct are not ‘transparent glass’, rather glass is used only for parts of window and doors which are traditionally fixed to the main body of a face brick or stucco/render or timber building. Render IS a traditional material for the main body of some of the historic buildings but ALSO used as a secondary or highlight finish in the heritage precinct.

The DDO states *“Use contrasting materials to distinguish between retained street facades and new building additions.”*

This statement contradicts dot point 2 in the Design Objectives of the DDO (page 1 of 10). *“To ensure development **complements** the*

established traditional streetscape of the centre by contributing to consistency of form, scale and facade articulation."

On page 93 of the Fairfield Village Heritage Report in Section 5.2, Guidelines (General), it is stated

"Encourage a contextual approach to new development that is complementary in form, scale and materials to the elements of significance."

However the proposed DDO states *"Use CONTRASTING (my emphasis) materials to distinguish between retained street facades and new building additions."* and this contradicts the heritage guidelines. Whilst it is important for new development to be distinguishable from the historic building, it may be subtle and it is not necessary for it to be contrasting. Indeed, in a heritage precinct, each contrasting development incrementally reduces the historic integrity of the combined historic places. This is contrary to the planning scheme which encourages enhancement of the **heritage values** of a place not the 'character'.

7.1.5. Design Objectives. (43.02-1 *'To ensure development respects and enhances identified heritage buildings and precincts'*).

I recommend that the section containing the materials and finishes requirements needs to better reflect that a large proportion of the land proposed to be covered by the DDO will also be subject to the Heritage Overlay and therefore a greater degree of consistency between these requirements and acceptable heritage outcomes is needed.

7.1.6. Advertising Signs. None are specified in the DDO. However, advertising signs within the heritage precinct should comply with the recommendations in the Fairfield Heritage Assessment 2017 Appendix 8.8.

Conclusion.

The DDO needs some refinement where it applies to the area within the boundaries of the Heritage Overlay, namely in relation to the materials and finishes.

8. Appendix 1

Curriculum Vitae 2018

Lorraine Huddle
B. Architecture (Hons) *Melb.* FMICOMOS.

Director
Heritage Intelligence Pty Ltd

8.1. Curriculum Vitae for Lorraine Huddle

My name is Lorraine Huddle and I am the director of Heritage Intelligence Pty Ltd, Architectural Historians: Professional Heritage and Design Consultants

1. **My qualifications;** professional practice, research and teaching at tertiary level has specialised on architecture, building construction and cultural heritage. I have a Bachelor of Architecture degree with Honours from the University of Melbourne (1980) in which I majored in architecture and cultural heritage.
2. **My experience;** As a consultant heritage practitioner, my experience has spanned more than thirty years. This experience covers research, physical analysis, assessment reports, teaching and practical advice regarding the assessment and care of culturally significant places in Victoria and China. In the early 1990s I was appointed a Full Member of the Historic Buildings Council of Victoria (now Heritage Victoria) and was also appointed a member of the Permits B Committee and the Rose Craddock Permit Committee. I held these positions until I resigned to work overseas. My research and teaching at tertiary level, over eleven years, has focussed on architectural and building construction history, and assessment and conservation of cultural heritage.

My area of expertise; This is currently in a professional practice as a heritage advisor and heritage assessment reports to several local councils, and to private clients. I have practised as an officially appointed Heritage Advisor for Local Government in rural cities and towns, for over twenty years. I am currently the Heritage Advisor for the Wellington Shire and Baw Baw Shire. I have also worked in this capacity for the Pyrenees Shire, City of Bendigo, City of Greater Geelong, the Shire of Macedon Ranges, Mitchell Shire, and the City of Ballarat, Indigo Shire, and others.

3. **My expertise** is based on the following: I have had considerable experience in carrying out and administering heritage studies for local councils and written thousands of Statements of Significance as part of those studies over the past 30 years. Heritage studies in which I was the Principal Consultant include the City of Darebin Fairfield Village Heritage Report November 2017, Wellington Shire Stage 2 Heritage Study 2016, Mornington Commercial

Heritage Precinct and Individual Places, 2011, Moira Shire Stage Two Heritage Study 2007, the Mitchell Shire Stage Two Heritage Study 2006, and the Golden Plains Stage One Heritage Study, Moira Shire Stage One Heritage Study 2005, Review of Heritage Precincts for The City of Yarra, as well as the Shire of Mitchell Stage One Heritage Study. I was one of the principal consultants in each of three large heritage studies, Shire of Pyrenees Heritage Precincts Study 2002, Geelong West 1986, Shire of Bellarine 1996, Geelong Outer Areas 2000 and City of Greater Geelong Outer Areas Study 2000. These studies recommended Heritage Overlays of Commercial and Residential areas and individual places for inner urban suburbs and numerous country towns. I was also part of an Australian team of experts who spent one month in Tianjin, China, assessing the cultural heritage of the former western concession areas in 1991.

I have acted as an expert witness at previous V.C.A.T. hearings regarding heritage places in Maldon, Echuca, Castlemaine, Portland and when I was called by the City of Greater Geelong for the case in Roebuck Street, Newtown, and at a Panel Call In regarding 13 Yuille Street, Geelong West and a Panel Hearing Nillumbik Planning Scheme Amendment NO. C13 PART 2 in 2007.

Further, I was the heritage consultant for the development of the Port Fairy Design Guidelines, and for the Corangamite Shire Urban Design Framework for the rural town of Skipton, together with Urban Designers David Lock Associates for the Shire of Moyne. and as the Cultural Heritage Consultant for the Armstrong Creek Urban Growth Plan, City of Greater Geelong.

The most recent Conservation Management Plan (CMP) 2016, was for the Water Tower, in Sale and the most complex plan was for the Echuca Locomotive Shed 2014, which I prepared as the Lead Consultant, together Andrew Ward, and Brandrick Architects, and with archaeologist Gary Vines. Other CMPs were done whilst a former Director of Authentic Heritage Services, along with Dr David Rowe, for individual places such as privately owned homes, Fyansford cement works, and government owned Mechanics Institutes, Drill halls and so on.

During my eleven years as a tenured lecturer at the School of Architecture and Building, Deakin University, I co-authored and taught an off-campus post-graduate unit for Deakin University, entitled, *Cultural Heritage: The Burra Charter and its Applications* 1995 for use by the Faculty of Arts, School of

Australian and International Studies, Cultural Heritage Centre for Asia and the Pacific, in their post-graduate courses. Furthermore, I taught undergraduate students, architectural conservation, history of architecture and building construction as well as cultural heritage, to on and off campus students in Australia, Singapore and Hong Kong, over a period of eleven years.

Curriculum Vitae for Lorraine Huddle 2018

Education 1980 Bachelor of Architecture (Hons) (*Melb*)

Employment

1986 - 1998	Lecturer Level A, Architecture School, Deakin University. Tenured.
2018 - 2005	Director, Heritage Intelligence Pty Ltd. ABN. 660 9861 3971
2005 - 2001	Director, Lorraine Huddle Pty Ltd. ABN. 660 9861 3971
2001 - 1999	Co-Director Authentic Heritage Services Pty Ltd ABN 81 088 389 851
1999 – 1998	Partner, Authentic Heritage Services
1980 - 2018	Private Heritage Consultant and Architectural Historian;
1996 - 2018	Heritage Advisor:
	Wellington Shire 2007 +
	Baw Baw Shire 2007+
	East Gippsland Shire 2007-2017
	Mornington Peninsular Shire 2006 -2016+
	Moiria Shire 2005 - 2008
	Campaspe Shire 2004 - 2008
	Pyrenees Shire 2001 -2012
	Indigo Shire 2007 -2009
	City of Whitehorse 2006-7 (temporary)
	City of Greater Bendigo 2005 -6 (temporary)
	Mitchell Shire 2000 – 2004
	City of Ballarat 1998 – September 2002
	City of Greater Geelong 1996 –1999
	Shire of Macedon Ranges 1997 –1998
	Mornington Peninsular Shire 1997-1998 (temporary)
1998 - 1994	Helen Lardner Conservation and Design
1998 - 1987	Lecturer, (50% Fractional and tenured) Architectural Conservation, architectural history and building history. Design theses supervision. School of Architecture and Building, Deakin University.
1980	Research Assistant, Urban Studies Department, Footscray Institute
1980	Darien Cassidy, Architect, Hawthorn, Victoria.
1976	Smit, Postma Hjan, Architects, Rotterdam, Holland.
1973	Bailey and Associates, Architects, York, England.

Honorary Appointments

2005 - 2008	Member National Trust Cemeteries Committee
2001 -2004	Member National Trust Cultural Landscape Classification Committee
1997 - 1995	Board of Management, Centre for Australian Studies, Faculty of Arts, Deakin University
1994 - 1992	Member Historic Buildings Council -Crown appointment -

Lorraine Huddle: Heritage Intelligence Pty Ltd (ABN 66 098 613 971)
407 Lydiard St North, Soldiers Hill, 3350; e: lorraine@lorrainehuddle.com.au

	Architectural Historian
	Now known as the Heritage Council
	HBC Permits B Committee, Member
	HBC Rosecraddock Committee Member
	HBC Education Sub-Committee Member
1992 - 1991	Member of the judging panel for the Heritage Awards presented by the Geelong branch of the National Trust.
1991.	Member of the judging panel for the Alexander Sutherland Prize for Historical Research, presented by the HBC.
1992.	Member Matthew Flinders Measured Drawing Competition
1983 - 1982	Queenscliff Conservation Study Steering Committee
	National Trust of Australia (Victoria) representative

Membership of Professional Organisations

2016 - 1982	Australia ICOMOS International Council on Monuments and Sites. Full Member.
1996 - 1988	SAHANZ Society of Architectural Historians Australia and New Zealand
	SAHANZ Executive member (1992 - 1994)
2000 - 1994	Deakin Heritage in Asia Study Group and Deakin Heritage Group

Membership of Community Associations

2018	President, Sandringham and District Historical Society.
2005 - 2013	Rotary International – Hampton (International Director 2005-6, Club Service Director 2006-7, President 2007-8)
2002 – 2012	Mechanics' Institutes of Victoria. (Committee member)
2010 - 2018	Member Sandringham Historical Society
2012 - 2018	Member Ballarat Mechanics Institute
2012 - 2018	Member Friends Ballarat Botanic Gardens
2004 - 2005	Rotary International – Geelong Bayside
2004 - 1997	Royal Historical Society of Victoria
2004- 1974	National Trust of Australia (Victoria)
2006 - 1979	Geelong Historical Society
2005 – 1987	Geelong Environment Council
2004- 2000	Broadford and District Historical Society
2006 - 2000	Seymour Historical Society
2004 - 2000	Kilmore Historical Society
2006 – 2000	Ballarat Historical Society
2006 - 2000	Ballarat Mechanics Institute
2004 - 2000	Buninyong Historical Society
2006 - 2000	Snake Valley Historical Society
2005 - 2000	Avoca Historical Society
1998 - 1995	Geelong Aqueduct Committee

Selected Published Works

2016 CMP Water Tower, Sale. Wellington Shire Council

Lorraine Huddle: Heritage Intelligence Pty Ltd (ABN 66 098 613 971)
407 Lydiard St North, Soldiers Hill, 3350; e: lorraine@lorrainehuddle.com.au

2014. Echuca Locomotive Shed Conservation Management Plan, Campaspe Shire Council and Echuca Loco Shed Inc.
2013. Mornington Commercial Heritage Precinct and Individual Places 2011, for Mornington Peninsula Shire. This work was successfully implemented into the planning scheme in C135 in 2013.
2007. Huddle, L (author) Heritage Intelligence Pty Ltd. Major contributor Ian Wight Planning and Heritage Strategies, *Moirra Shire Stage TWO Heritage Study*. (Five volumes and Database on CD Rom.)
2006. Huddle, L (author) Lorraine Huddle Pty Ltd. Major contributor Ian Wight Planning and Heritage Strategies, *Mitchell Shire Stage TWO Heritage Study*. (Four volumes and Database on CD Rom.)
2005. 'A Taste of 100 Years of Geelong Bayside Public Art' Rotary Club of Bayside Geelong Centenary Walking Trail 1905-2005.
2004. Lorraine Huddle Pty Ltd *Golden Plains Shire Stage One Heritage Study* 2004. . (One volume and Database on CD Rom.)
2004. Lorraine Huddle Pty Ltd *Moirra Shire Stage One Heritage Study* 2004. . (One volume and Database on CD Rom.)
2004. Melbourne Girls Grammar Chapel Conservation Management Report. 2004 Two volumes.
2002. Huddle, L (author) Lorraine Huddle Pty Ltd and Ian Wight Planning and Heritage Strategies, *Mitchell Shire Stage One Heritage Study*. (One volume and Database on CD Rom.)
2001. Authentic Heritage Services Pty Ltd, *Pyrenees Shire Heritage Precincts Study*, (2 Volumes).
2000. Authentic Heritage Services Pty Ltd, *Geelong Outer Areas Heritage Study*, City of Greater Geelong, Geelong 2000. (16 volumes)
1997. Huddle L and MacLeod K. 'An Australian Aqueduct: Reflections on Engineering Assessment and Heritage Politics', *Structural Studies Repairs and Maintenance of Historical Buildings*, (ed.) S Sánchez-Beitia, San Sebastian Spain.
1996. Huddle L, Howe R, Lewis R and Francis K. *Bellarine Heritage Study*, City of Greater Geelong, Geelong. (4 Volumes)
1995. Huddle L and Lardner H. *Cultural Heritage: The Burra Charter and its Applications*, School of Architecture and Building, Deakin University. Off Campus course.
1994. Huddle L. 'Geelong's Hitchcock Memorial Bandstand, Johnstone Park, Architects in conjunction: Laird and Buchan and Percy Everett'. *Ashfield and District Historical Society Journal* No.11 December 1994.

Expert Witness

2014. Report and Presentation at Planning Panel Hearing Mornington Shire for Individual Places in Mt Martha and Mt Eliza.
2011. Report and Presentation at Planning Panel Hearing Mornington Shire for Amendment C101 Mornington Commercial Heritage Precinct and Individual Places.
2009. Report and Presentation at Planning Panel Hearing Mornington Shire for Amendment C101 Flinders Heritage Precinct.

-
- 2008. Planning Panel Hearing Mornington Shire for Amendment C 90
 - 2007. Planning Panel Hearing Nillumbik Shire.
 - 2007 VCAT report and presentation re subdivision of allotment 47-49 Francis Street, in Heritage precinct in Echuca.
 - 2006 VCAT report and presentation re new façade on Commonwealth Bank, Lydiard St Ballarat.
 - 2005 VCAT report and presentation for private owners; to object to a permit application for units at 87 Templeton Street, Castlemaine, Vic, in the Castlemaine Heritage Precinct HO.)
 - 2004. A Heritage Report was submitted by Council and quoted as an important factor in the decision by the Tribunal member in Application P1677/2002 for the removal of existing intrusive Public Toilet block from within an important historic Urban design feature and the adaptive use of an historic shop for the new Public Toilet facilities.
 - 2002 VCAT report and presentation for J. Belle, Drumcondra to defend the City of Greater Geelong's refusal to issue a permit for a multi-unit development at 20 Lunan Avenue, Drumcondra, in the Drumcondra and Rippleside Heritage Overlay.
 - 2002. Council Panel Hearing report and presentation for private owner; to defend permit application for an extension to a house at 30 Drumcondra Avenue, Drumcondra, Vic in the Drumcondra and Rippleside Heritage Overlay HO.
 - 2002. VCAT report and presentation for City of Greater Geelong; 19-23 Glenleith Ave, Drumcondra, Vic to object to the permit application.
 - 2002. Council Panel Hearing report for the Drumcondra Heritage Group Inc, Vic to object to a permit for an extension to a Nursing Home at 19-23 Glenleith Ave, Drumcondra, Vic.
 - 2001 – 2002 VCAT report and presentation for private owner; to object to a permit application for a new house at 87 Templeton Street, Castlemaine Vic, in the Castlemaine Heritage Precinct HO.)
 - 2001 VCAT report and presentation to object to permit for the demolition of the White Swan Hotel, Swan Hill, Vic for Save the White Swan committee, (Hearing aborted on technical grounds- The proposed Heritage Overlay was not yet in the planning scheme.)
 - 2001 VCAT report for local residents, to object to a permit for the demolition of a house at 839 Park Street, Brunswick, Vic. (VCAT hearing cancelled when the applicant withdrew their application to demolish, and sold the property.)
 - 2000 Report and presentation for the City of Greater Geelong at a Ministerial panel Call-In, to support the refusal to grant a permit for a two-storey house, in Yuille Street, Geelong West in the Ashby Special Heritage Area, Geelong West.
 - 2000 VCAT Report and presentation for the Portland Heritage Group and National Trust, to object to the permit for demolition of an individually listed house at 98 Percy Street, Portland, Vic.
 - 1999 VCAT report and presentation for the City of Greater Geelong, to support the refusal of a permit for a two-unit development in

Roebuck Street, Newtown in the Newtown Heritage Overlay.

Heritage Expert as part of Large Project Teams

- 2005. – 2007+ Armstrong Creek Urban Growth Plan, City of Greater Geelong, David Lock Associates
- 2004 – 2005. Campaspe Shire Heritage Gaps Study with Robyn Ballinger (in progress)
- 2001. Skipton Urban Design Framework, David Lock Associates.
- 2000 – 2001 Port Fairy Design Guidelines, David Lock Associates.

Selected Heritage & Design Projects - Principal or Co-Principal Consultant

- 2017** **Fairfield Village Heritage Report. City of Darebin**
- 2016 CMP Water Tower, Sale. Wellington Shire Council
- 2014 Echuca Locomotive Shed Conservation Management Plan.
- 2011 - 2013 Mornington Commercial Heritage Precinct and Individual Places, for Mornington Peninsula Shire.
- 2010 - 2010 Lexton Heritage Precincts, 2010 Pyrenees Shire.
- 2010 - 2010 Amphitheatre Heritage Precinct, 2010 Pyrenees Shire.
- 2005 - 2007 Moira Shire Stage Two Heritage Study 2007.
- 2003 - 2004 Moira Shire Stage One Heritage Study 2003 - 2004
- 2004 - 2006 Mitchell Shire Heritage Study Stage Two. 2004 - 2006.
- 2003 - 2004 Golden Plains Shire Stage One Heritage Study 2003 - 2004.
- 2003 - 2004 Melbourne Girls Grammar School Chapel CMP.
- 2002 Ararat Municipal Library Photographic Survey and Report.
- 2001 - 2002 Review of Heritage Precincts, City of Yarra (with Ian Wight Planning and Heritage Strategies, Gabrielle Moylan Heritage Architect, Ian Perry Big Picture Software.)
- 2001 - 2002 Shire of Pyrenees Heritage Precincts Study
- 2001 - 2002 Shire of Mitchell Heritage Study Stage One. (with Ian Wight Planning and Heritage Strategies)
- 2000 – 2002 Heritage Asset Management and Deaccession Project for Deakin University (with Ian Wight Planning and Heritage Strategies)
- 2001 Restoration works for the former Native Youth Hotel, Birregurra.
- 2001. Heritage Report, Rose Residence, Coonooer Bridge, Vic
- 2001. Heritage Report, 105 Aphrasia Street, Newtown, Vic
- 2001. Heritage Report, 19 Skene Street, Newtown, Vic.
- 2000. Heritage Report, Chaves Residence, East Malvern, Vic.
- 1.** Heritage Report, 12 Carlton Street, Carlton, Vic
- 2000 Huddle L and Rowe D. *Geelong Outer Areas Heritage Study*, City of Greater Geelong, Geelong 2000. (16 volumes)
- 2000 Conservation Management Plan - Former Berwick Shire Council Chambers and Offices, Pakenham. (in progress).
- 2000 Conservation Management Plan - Kyneton Mechanics Institute

- Building and Surrounds, Kyneton, , Commissioned by the Macedon Ranges Shire Council.
- 2000 'Heritage Report and Guidelines for the Future Development of the Site of the Former Traralgon Drill Hall', Commissioned by the Defence Estate Organisation, Canberra.
- 2000 'Heritage Report and Guidelines for Future Development of the Site - Geelong Cement: Former Protestant Orphan Asylum & Common School, A.P.C.L. head Office and Surrounding Land' Fyansford. Commissioned by Gutteridge Haskins & Davey Pty Ltd for Geelong Cement.
- 1999 Conservation Management Plan Kyneton Museum, Shire of Macedon Ranges.
- 1999 'Objection Assessment of Security House, Collins Street, Melbourne', for the Australian Heritage Commission.
- 1999 "Ulupna" Beaumaris Detailed Heritage Report, Shauna O'Grady.
- 1999 'Comprehensive Heritage Report, Glenfine Homestead,' Cape Clear, Private commission.
- 1999 'Report on Repair and Restoration of the West Window, Christ Church, Birrregurra,' for the Anglican Parish of Colac.
- 1998 'Historical Analysis Report, Former Water Reserve, Black Gully, Teesdale', for Land Victoria, Natural Resources and Environment.
- 1998 'Conservation Analysis Report, World War One - Avenue of Honour, Waurm Ponds', for Land Victoria, Natural Resources and Environment.
- 1998 'Recommended Conservation Works, Winchelsea Memorial Grand Stand', Surf Coast Shire.
- 1996 'Documentation of necessary structural works for the Prefabricated Iron Store, Mercer Street, Geelong' with Ken MacLeod, Consulting Engineers, for Heritage Victoria.
- 1995 'Inventory of Objects and Fixtures' Woolstores Campus, Deakin University. Eight volumes.
- 1993 'Warrock Conservation Study', Commonwealth of Australia. Two volumes.
- 1992 'Inventory of Objects and Fixtures' 'Warrock Homestead' Casterton, Victoria HBC. Forty-two volumes
- 1991 'Tianjin Urban Conservation Study' China (Jointly with others)
- 1985 "The Heights" Conservation Analysis Report' Nat. Trust, 2 Vols.
- 1983 'Omeo Post Office' Report' Commonwealth of Australia, 1 vol.

Major Area Heritage Studies

- 2017 Fairfield Village Heritage Report. City of Darebin**
- 2011-2013 Mornington Commercial Heritage Precinct and Individual Places, for Mornington Peninsula Shire..**
- 2005 - 2007 Moira Shire, Stage Two Heritage Study, Cobram.**
- 2004 - 2006. Mitchell Shire, Stage Two Heritage Study, Broadford,**
- 2003.- 2004 Moira Shire, Stage One Heritage Study, Cobram Vic**
- 2003.- 2004 Golden Plains Shire, Stage One Heritage Study, Bannockburn, Vic**
- 2001 - 2002 City of Yarra Review of Heritage Precincts', Melbourne.**

Lorraine Huddle: Heritage Intelligence Pty Ltd (ABN 66 098 613 971)
 407 Lydiard St North, Soldiers Hill, 3350; e: lorraine@lorrainehuddle.com.au

2001 - 2002 Mitchell Shire, Stage One Heritage Study, Broadford, Vic
 2001 - 2002 Shire of Pyrenees Heritage Precincts Study
 2000-1999 'City of Greater Geelong Outer Areas Heritage Study Stage One and Two.' City of Greater Geelong.
 1996 'Bellarine Heritage Study', City of Greater Geelong, Four volumes
 1986 'City of Geelong West Urban Conservation Study' Five volumes
 (Jointly with Richard Aitken and Louise Honman)

Heritage Advisor

2007+ Wellington Shire
2007+ Baw Baw Shire
 2007-2017. East Gippsland Shire
 2006 - 2016- Mornington Peninsular Shire
 2005 – 2008 Moira Shire
 2004 - 2008 Campaspe Shire
 2001 - 2012 Pyrenees Shire
 2005 - 2006 City of Greater Bendigo
 2000 – 2004 Mitchell Shire
 1998 - 2002 City of Ballarat
 1996 –1999 City of Greater Geelong
 1997 –1998 Shire of Macedon Ranges
 1997 -1998 Mornington Peninsular Shire

Recent Presentations, Public Lectures, Workshops and Tours

2007 Presentation to East Gippsland Shire Council
 2007 Presentation to Wellington Shire Council
 2006 Public Lecture. "Geelong Great Heritage Places" Celebrating 50 years of the National Trust of Australia (Victoria). Deakin University, Geelong. October 2006.
 Presentation to the Councillors and Management at Campaspe Shire with Jim Gardner, 'New Design in Heritage Areas.' August 2006.
 2006 Presentation to the Moira Shire Councillors re "Assessing planning applications in heritage areas".
 2005 Presentation of the outcomes of the Moira Shire Heritage Study to the Councillors.
 2004 Presentation of the outcomes of the Golden Plains Shire Heritage Study to the Councillors.
 2004. 'Architecture of Mechanics Institutes' Mechanics' Worldwide Conference, Melbourne September 2004.
 2003. Kilmore Historical Society.
 2003 National Trust Geelong
 2003 Bayside Geelong Rotary Club
 2002. Seymour Historical Society. (September) "Planning and Heritage: Mitchell Shire Heritage Database".
 2002. Ballarat Rotary Club,
 2002. Ballarat Grammar School, (August) "Careers in Heritage"

- 2002. Pyrenees Shire Council (July); The historic urban Design of the Beaufort public park.
- 2002. Buninyong Historical Society (June) “Planning and Heritage”.
- 2. City of Greater Geelong; “Federation Heritage Walk”,
- 2001 City of Greater Geelong, “ Federation Architecture in Geelong Lecture,”,
- 2001. City of Ballarat, Designing in a Heritage City
- 2001. City of Ballarat, Heritage Engineering Infrastructure
- 2001 Mitchell Shire, Heritage Training Seminar (with Ian Wight)

Overview

Lorraine Huddle has been successfully engaged in the heritage field in the professional, academic and local communities for over thirty years. She has specialised in heritage work for rural councils and individual clients. Her expertise is tailored to achieve a win-win outcome for all stakeholders.

Professional consultancies undertaken by Lorraine in the past 30 years include eight major heritage studies for rural cities and shire councils. Several major conservation analysis reports and management plans on individual buildings, regional, rural and urban municipalities in Geelong, other parts of Victoria and China. She has worked with engineers, town planners, historians, archaeologists, art historians, museum managers, conservators and horticulturalists in research, consultancies and preparation of conference papers.

She has significant experience in assessing and negotiating suitable outcomes for the application of permits for *places* of Cultural Significance whilst the Heritage and Design Advisor of the City of Greater Geelong, Shire of Macedon Ranges, Mornington Peninsular Shire and City of Ballarat, Pyrenees Shire, Moira and Mitchell Shire, a member of the Permits B committee and Rosecraddock Committee and a member (Architectural historian) of the full Historic Buildings Council, (now the Heritage Council Victoria).

Lorraine has also provided an honorary community service in the heritage field, in the form of public lectures to the Geelong Historical Society, Art Gallery and National Trust. She has also conducted heritage walks, written tour notes, organised exhibitions of historical work done by Geelong architects and research done on historical architecture by Deakin University architecture students.

She actively contributes to the education and discussion of important heritage issues and the *Burra Charter*. This is demonstrated in the successful international paper (Spain, 1997), on the heritage issues associated with the Geelong Aqueduct (joint author with Ken McLeod), attendance at the forum on the Conservation Plan and preparation with Helen Lardner, of a teaching program for post graduate students.

Lorraine has given numerous papers at professional and academic conferences such as the Society of Architectural Historians Australia and New Zealand, Australia and New Zealand Architectural Science Association, National Trust in Melbourne, Geelong and Ballarat, Art History in Dunedin New Zealand, Tianjin Planning Department, Tianjin China. The most recent was for the Federation in Geelong lectures, hosted by the City of Greater Geelong in May 2001 and Designing in a Heritage City, hosted by the City of Ballarat, June 2001.

Teaching at Deakin University for eleven years has been a major part of Lorraine’s professional career, where she held a part-time tenured lecturing position. Her areas of expertise are;

Cultural Heritage: The Burra Charter and its Applications

History of Building Construction

History of Australian Architecture

Architectural Conservation

Undergraduate and postgraduate architecture and building design thesis supervision.