

**WHITEHORSE PLANNING SCHEME AMENDMENT C194
PERMIT APPLICATION No. WH/2106/1196**

**ASSESSMENT OF THE POTENTIAL IMPACT OF THE PROPOSED
DEVELOPMENT AT 517-521 STATION STREET, BOX HILL ON THE
FORMER WESLEYAN CHURCH AT 515 STATION STREET**

Prepared by
IAN COLEMAN
Heritage Advisor
for
THE WHITEHORSE CITY COUNCIL

20 September 2017

CONTENTS

1.0	INTRODUCTION	3
1.1	Preparation of this report	3
1.2	Qualifications and experience	3
1.3	Sources of Information	3
1.4	Background, Instructions and Involvement to date	3
2.0	THE HERITAGE PROPERTY	4
2.1	Location	4
2.3	Heritage Controls	4
2.5	Description of the Heritage Building	6
2.4	Outline History of the former Wesleyan Methodist Church	8
2.4	Significance of the former Wesleyan Methodist Church	9
3.0	THE PROPOSAL	10
3.1	Description	10
4.0	RELEVANT HERITAGE CLAUSES, POLICIES AND GUIDELINES OF THE WHITEHORSE PLANNING SCHEME	10
5.0	ASSESSMENT OF THE IMPACT OF THE PROPOSAL ON THE HERITAGE PLACE	12
6.0	RECOMMENDATIONS	14
5.0	CONCLUSION	15
	APPENDIX	16

1.0 INTRODUCTION

1.1 Preparation of this report

1. This report has been prepared solely by Ian Coleman, Director of Coleman Architects Pty. Ltd. of Suite 2, 18 Hamilton Street, Mont Albert who provides Heritage Advisory Services to Whitehorse City Council. It relates to Planning Scheme Amendment C194 and Planning Permit proposal to construct a mixed use development at 517-521 Station Street, Box Hill, and the potential impact the development may have on the former Wesleyan Methodist Church at 515 Station Street, Box Hill..

1.2 Qualifications and experience

2. My full name is Ian Ross Coleman. I graduated from the University of Melbourne with an honours degree in Architecture and am a registered architect in the State of Victoria. I am the principal and sole director of Coleman Architects Pty Ltd, Architects and Heritage Consultants.
3. I have extensive experience in a broad range of specialist heritage related work including the preparation of Heritage Assessments, Conservation Plans, Municipal Heritage Studies, Condition Reports and physical surveys of Heritage Buildings for; Heritage Victoria, the National Trust of Australia (Victoria), Local Government and private owners.
4. From 1991 to 2009, I provided Heritage Advisory services to the Shire of Maldon and its successor, Mount Alexander Shire Council and to the Shire of Korong/Loddon from 1994 to 2000. Since early 2011 have been the Heritage Advisor to the City of Whitehorse. I have been involved in the assessment and resolution of appropriate outcomes for hundreds of applications for alterations and additions to a range of heritage buildings over the last twenty-five years and am therefore very familiar with the issues involved in developing appropriate design outcomes for buildings in or adjacent to, heritage overlays.
5. Further details of my qualifications and experience are appended to this report.
6. I am a member of the Architects Institute of Australia (AIA) and the Association of Consulting Architects (ACA).

1.3 Sources of Information

7. The assessment in this statement draws on an inspection of the site and its environs, a review of relevant clauses of the Whitehorse Planning Scheme, including the State Planning Policy Framework (*Clause 15: Built Environment and Heritage*), Local Planning Policy (*Clause 22.06: Heritage Buildings and Precincts and Clause 22.07: Box Hill Metropolitan Activity Centre*) the Heritage Overlay (*Clause 43.01*), the applicable Heritage Citation and the development plans for the land at 517-521 Station Street, Box Hill, prepared by DKO Architecture.

1.4 Background, Instructions and Involvement to date

8. In January 2017, in my capacity as Heritage Advisor to Whitehorse City Council, I reviewed the pre-application documentation for the proposed development at 517-521 Station Street and prepared a report for the Whitehorse City Council Planning Department outlining my assessment of its potential impact on the former Wesleyan Methodist Church, located on the adjacent site at 515 Station Street.

9. I was subsequently asked by Whitehorse City Council to prepare this report for presentation to the Panel.

2.0 THE HERITAGE PROPERTY

2.1 Location

10. The former Wesleyan Methodist Church is at 515 Station Street, Box Hill. It is located on the west side of Station Street, on the north side of the Oxford Street intersection. The property containing the church immediately abuts the southern boundary of 517-521 Station Street, the site of the proposed major redevelopment.

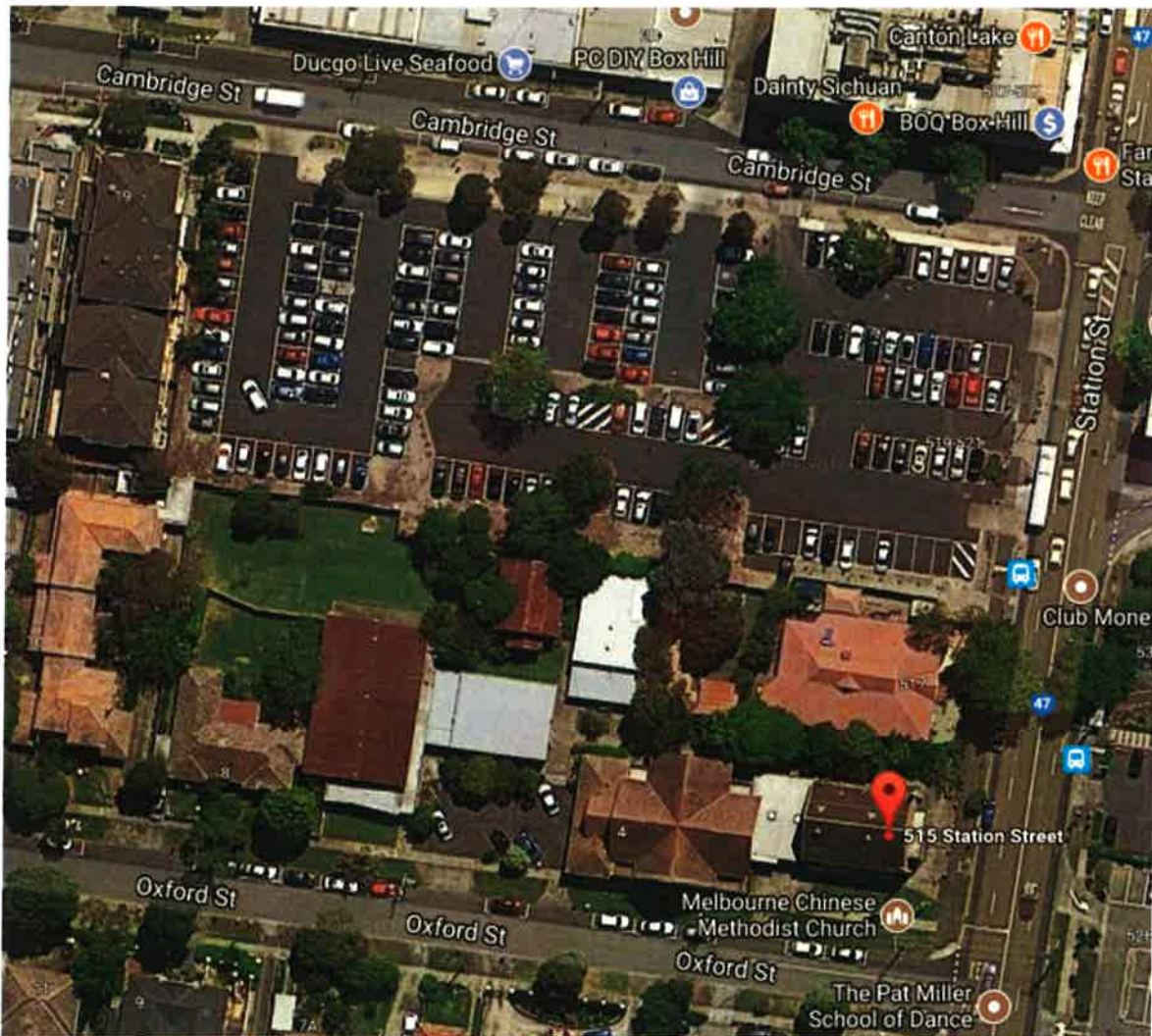


Figure 1. Aerial photograph showing relationship of the former Wesleyan Methodist Church at 515 Station Street with the development site immediately to the north at 517-521 Station Street. (From Google Maps 2017)

2.3 Heritage Controls

11. *Whitehorse Planning Scheme*
The former Wesleyan Methodist Church is included as an individual place (HO77) in the Heritage Overlay of the Whitehorse Planning Scheme. The overlay covers only the early Gothic church building. The 1925 church and other later buildings on the

site are not included in the Heritage Overlay. There are no applicable External Paint Controls, Internal Alteration Controls, Tree Controls or outbuildings or fences which are not exempt under Clause 43.01-3. (Fig. 2).

12. The property at 517-521 Station Street is not subject to the Heritage Overlay or any other heritage controls.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	South								
HO70	<i>The Cottage</i> 36 Scott Street, Vermont	no	no	no	no	no	no		no
HO71	<i>Walyyarra</i> 21 Shady Grove, Nunawading	no	no	no	no	no	no		no
HO72	48 Shafer Road, Blackburn North	no	no	no	no	no	no		no
HO73	<i>Labadir</i> 8 Smithfield Walk, Vermont	no	no	no	no	no	no		no
HO74	104-110 South Parade, Blackburn	no	no	no	no	no	no		no
HO75	<i>Lydswood</i> 12 Stanhope Street, Surrey Hills	no	no	no	yes outbuildings	no	no		no
HO76	<i>Gwynton Park</i> 355 Station Street, Box Hill <i>(Heritage place is defined as the administration building c1907, land within 2 metres of the building and the front setback between the building and the Station Street boundary)</i>	no	no	no	no	no	no		no
HO77	<i>Former Wesleyan Methodist Church</i> 515 Station Street, Box Hill	no	no	no	no	no	no		no

Figure 2. Extract from the Schedule to the Heritage Overlay

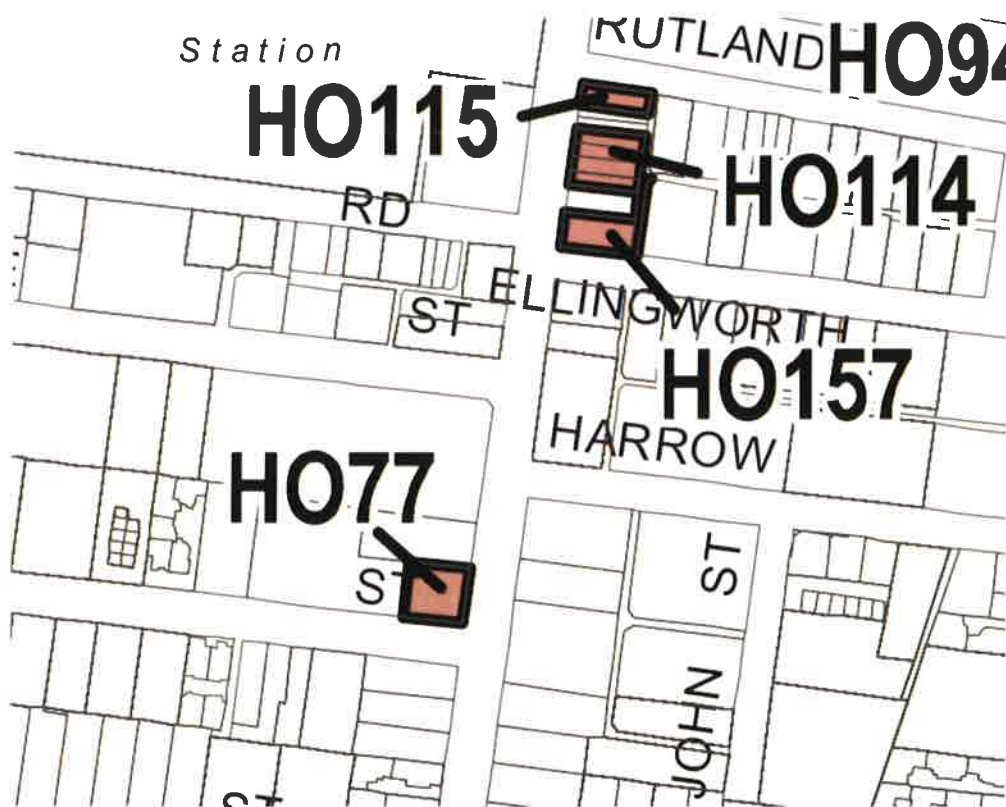


Figure 3. Detail of the Heritage Overlay map showing location of subject site

20. Victorian Heritage Register

13. The former Wesleyan Methodist Church building is not included in the Victorian Heritage Register, however the Willis Pipe Organ which was relocated to the church in 1930, is included in the Victorian Heritage Register (VHR No. H2156).

The site at 517-521 Station Street or any part of it, is not included in the VHR.

14. *Heritage Studies*

The former Wesleyan Methodist Church at 515 Station Street was initially identified in the *City of Box Hill Heritage and Conservation Study* (Andrew Ward & Associates, 1990) and reviewed in the *City of Whitehorse Heritage Review* (Allom Lovell & Associates 1999).

15. The *City of Box Hill Heritage and Conservation Study* (Andrew Ward & Associates, 1990) identified 'Blood's Cottage', at the rear of 519 Station Street, as a potentially significant building to the City of Box Hill, however it was not included in the Heritage Overlay and was demolished in the late 1990s.

2.4 Other Planning Controls

16. The land containing the former Wesleyan Methodist Church is zoned Residential Growth Zone (RGZ1) and is covered by the Parking Overlay (PO1).
17. The property is included in Area F (Southern & Eastern Precincts) of the Box Hill Metropolitan Activity Centre and Area D of the Built Form Precinct Plan.
18. The land at 517-521 Station Street, which is subject to the re-zoning application, is currently zoned Public Use Zone (PUZ6), and is included in Area F (Southern & Eastern Precincts) of the Box Hill Metropolitan Activity Centre and Area F of the Built Form Precinct Plan

2.5 Description of the Heritage Building

19. The church building is a late-Victorian polychromatic brick Gothic Revival building in red brick with cream brick quoins and alternating red and cream pointed arches. The building is in the form of a rectangular hall, with a lower, parapeted front porch and buttressed side elevations. The gable roof is clad in slate. Many of the windows, including the rose window in the east elevation, do not appear to be original.
20. The former Wesleyan Methodist Church is located on an extensive site that contains a number of other buildings including a later church constructed in 1925, a timber hall pre-dating 1945 and a larger hall and associated buildings dating from the late 1960s.
21. The church building appears to be in sound structural condition with limited signs of cracking in the external brickwork. The slate roof is aging, but appears in reasonable condition.

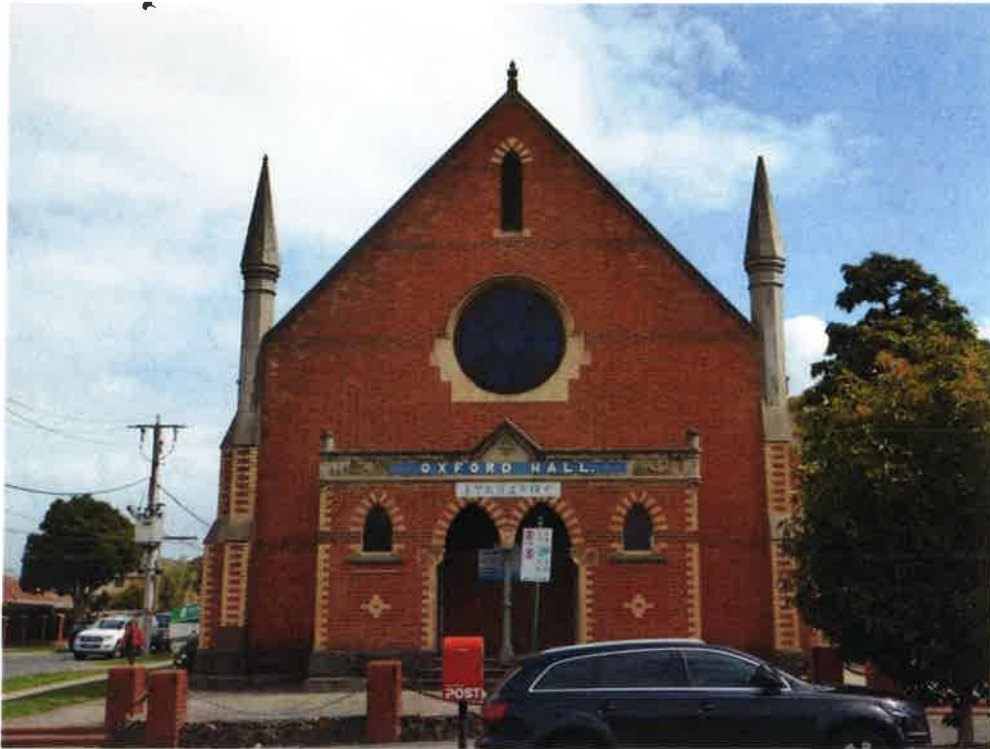


Figure 4. Former Wesleyan Methodist Church – East (Station Street) elevation.



Figure 5. Former Wesleyan Methodist Church – South (Oxford Street) elevation.



Figure 6. Former Wesleyan Methodist Church – North elevation (part)



Figure 7. 1925 Church from Oxford Street

2.4 Outline History of the former Wesleyan Methodist Church

22. The first Wesleyan Methodist service was held in Box Hill in the Barkly Hall on 13 May 1883. By November 1885, tenders were being called for the construction of a new brick church and the foundation stone was laid on 11 February 1886. The first service

was held on 13 June 1886. ¹In 1925 a new church was constructed immediately to the west of the original building in an Inter-war Gothic Revival style in red brick with rendered dressings and a terra cotta tile roof.² The two buildings are now linked by an addition constructed in the late 1960s.

23. In the late 1960s, a hall located to the west of the 1925 church was demolished or relocated and an extensive new hall and associated facilities was constructed in its place along with a free-standing Sunday School and amenities block to the north of the site.³
24. All these buildings, plus a small timber hall dating from the 1920s located behind the 1960s complex, still remain.
25. Of particular note is the Willis Pipe Organ, which was relocated to the church in 1930. It was constructed by the notable London organbuilder Henry Willis for the ballroom of 'Findon', Kew, the residence of the Hon. Henry Miller, a parliamentarian and one of Victoria's wealthiest men. In 1908 it was moved to 'Whernside' in Toorak, owner by Albert Miller, one of Henry's sons. 'Whernside' was sold in 1928 and in 1930 the organ was installed in the Methodist Church, Box Hill. It is the only example of a Willis organ in Victoria.⁴

2.4 Significance of the former Wesleyan Methodist Church

26. The Statement of Significance recorded on the citation for the property is as follows:

The former Wesleyan Methodist Church, Box Hill, is of aesthetic and historic significance. It is the largest polychromatic brick church in the municipality, and a good and substantially externally intact example of a metropolitan Gothic Revival church building. Historically, the church is integral to the history of Methodism within the municipality. The church building remains a key structure in the Station Street streetscape.

27. Although no recent review of the significance of the 1886 church has been undertaken, I am of the opinion that the building is clearly of local significance to the City of Whitehorse. It is a strong visible reminder of the development of Box Hill in the late nineteenth century and to the history of Methodism in the community.
28. The Willis Pipe Organ located in the 1886 church is historically significant to the State of Victoria "...as an outstanding and intact example of English organ building of the nineteenth century. It is a fine example of the work of Henry 'Father' Willis, one of Europe's leading nineteenth century organ builders, and is the only example of a nineteenth Willis organ in Victoria. The instrument is notable for its superlative workmanship and materials, together with its excellent sound. It demonstrates the wealth and domestic aspirations of Henry, nicknamed 'Money', Miller, a notable resident of Boom-period Melbourne."⁵

¹ From the citation for the heritage place, City of Whitehorse Heritage Review (Allom Lovell 1999)

² Foundation Stone dated 1st August 1925.

³ From aerial photographs taken in 1963-64 and 1975, City of Whitehorse.

⁴ From Statement of Significance, Willis Pipe Organ, VHR No. H2156 (Victorian Heritage Database)

⁵ From Statement of Significance, Willis Pipe Organ, VHR No. H2156 (Victorian Heritage Database)

3.0 THE PROPOSAL

3.1 Description

29. The proposal is for the construction of a major commercial and residential building on the land at 517-521 Station Street. The development comprises two 16-level residential towers over a two-level podium with frontages to Station and Cambridge Streets. A three-level basement underlies the building and extends to all boundaries of the site.
30. The two-level podium extends along the Station Street frontage, tapering to the south-west to a setback of approximately 12.7 metres from the street frontage at the south end, which serves to provide some oblique views to the 1886 church. At the south end, nearest to the church, the podium is to be a similar height as the ridge of the church and is set back approximately 5.0 metres from the adjoining boundary. At ground level, a pedestrian walkway wraps around the south end of the podium leading to the higher level at the rear of the building via a series of steps.
31. The residential tower facing Station Street is L-shaped in plan, with the short leg along the Cambridge Street frontage and the long leg set back 21.6 metres from the Station Street boundary. At the lower levels it is setback approximately 6.0 metres from the south boundary.
32. The proposed building has a layered form creating a strong horizontal emphasis and the external corners are curved creating a relatively 'soft' corner. The upper 6 levels progressively step back from the south end emulating the curved aspect of the floor plan.
33. At ground level along the south boundary adjoining the church site, a retaining wall is proposed to accommodate the rise in the land from the Station Street frontage to the west. Below this level a vertical retaining wall is proposed on the boundary to accommodate the three-level basement.

4.0 RELEVANT HERITAGE CLAUSES, POLICIES AND GUIDELINES OF THE WHITEHORSE PLANNING SCHEME

34. As noted above, the former Wesleyan Methodist Church is included as an individual property in the Heritage Overlay which means it is subject to policies, objectives, strategies, guidelines and provisions of the Whitehorse Planning Scheme. The relevant strategies, guidelines and clauses are:

4.1 State Planning Policy Framework

35. **Clause 15.03-1 Heritage conservation** **Objective**

To ensure the conservation of places of heritage significance.

Strategies

- Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.
- Retain those elements that contribute to the importance of the heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.

4.2 Local Planning Policies

36. **Clause 22.01 Heritage Buildings and Precincts**

37. **Clause 22.01-2 Objectives**

- To preserve and maintain a range of buildings, features and precincts of historical and cultural significance in order to provide a snapshot of the City's origins and how it has developed over time.
- To retain the architectural diversity of buildings within the municipality with a focus on conserving and enhancing the integrity, cohesiveness and aesthetic value of individual heritage buildings and precincts.
- To ensure that new land use, development, buildings and works in and around properties and precincts subject to a Heritage Overlay is sympathetic to their significance, character, scale, design, setbacks, form and colour scheme.

38. **Clause 22.01-3 Policy – New Buildings and Works**

- Development on sites adjacent to heritage buildings and precincts should be sympathetic to the heritage place in terms of its bulk, setbacks, materials, colour scheme and form. Care should be taken not to 'mock' the heritage building style.

39. **Clause 22.01-4 Performance measures**

New Buildings and Works

- The design of new buildings and works should not 'mock' the historic building but rather complement the original fabric and design characteristics of the heritage building in terms of its bulk, style, materials, setbacks, colour scheme and form.
- New buildings and works should be designed and located in a way that does not dominate the heritage building or detract from its aesthetic or architectural significance.
- Existing views of the heritage building from the street should be preserved to acknowledge the contribution heritage places make to neighbourhood character and the overall streetscape.
- Where possible, works that improve the visibility of the heritage place from the streetscape are encouraged where they do not remove features or buildings that contribute to a building or precinct's historical significance.

40. **Clause 22.07 Box Hill Metropolitan Activity Centre**

Clause 22.07-3 Policy

Built Form

The responsible authority will encourage use and development that:

- Integrates new development with heritage buildings

4.4 Heritage Overlay

41. **Clause 43.01-4 Decision Guidelines**

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.

- Any applicable statement of significance, heritage study and any applicable conservation policy.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

4.5 Heritage Guidelines

42. The City of Whitehorse has Heritage Guidelines to assist building owners with appropriate design responses to individual buildings and precincts in the Heritage Overlay, but these do not specifically assist with new development adjacent to the Heritage Overlay.

5.0 ASSESSMENT OF THE IMPACT OF THE PROPOSAL ON THE HERITAGE PLACE

43. The former Wesleyan Methodist Church has always been a prominent element in this section of Station Street with mostly free-standing single-storey dwellings to the north and south until relatively recently in time and there is no doubt that the proposal will have a significant visual impact on its setting.
44. It is clear however, given the planning for the growth of the Box Hill Metropolitan Activity Centre as outlined in Local Planning Policy Clause 22.07 and delineated in the Activity Precinct Plan and associated Built Form Precinct Plan, that some potentially significant development is to be expected in the immediate area, particularly to the north of the church's site.
45. Accordingly the issues to be addressed relate to the interface between the new works and the heritage building and to what extent, if any, the development adversely impacts on the significance of the heritage place. The latter includes both physical and visual impact.
46. Physically, the proposal will not impact on the fabric of the heritage building as the works are contained within the adjacent site. However, due to the scale of the works, particularly the proposed excavation of a three-level basement abutting the north boundary of the church property, there is potential for vibration and possibly subsidence to impact on the heritage building. As noted earlier, the 1886 church building appears to be structurally sound, however it is constructed of brick on bluestone footings which are inherently vulnerable to ground movement and vibration.
47. It is also noted that the Willis Pipe Organ, which is installed in the 1886 church, is of State Significance and, being of some age and comprising numerous components, could be susceptible to damage through movement or vibration and/or falling plaster or other material from above, dislodged by the vibration.
48. Contextually, the sheer scale of the new development will overpower the formerly prominent place the church had in the streetscape when viewed from both north and south. This would be a significant change both to the setting of the church and the views to and from the building. I acknowledge however, as noted above, that given the planning implications for the Box Hill Metropolitan Centre, some form of major development will ultimately impact on the church. The issue to be considered therefore is how the proposal addresses its proximity to the heritage building.

49. It is clear that if development to the scale foreseen in the policies for the Box Hill Metropolitan Activity Centre is to be approved, then many of the policies of Clause 22.01, particularly with respect to scale, style and materials cannot be achieved. However, aspects relating to setbacks and sightlines can be satisfactorily addressed.
50. The proposed design employs a 3-storey podium form along the Station Street elevation that roughly equates in height to the ridge of the 1926 church. It is my view that this is a reasonable and respectful response to the proximity of the church. As described above, the south end of the Station Street elevation of the podium tapers away from the Station Street boundary opening up views to the church when approaching from the north. The main east wall of the church is setback approximately 5.0 metres from Station Street, whereas the south-east corner of the podium will be setback approximately 12.0 metres. A line of sight taken along the splayed wall of the podium will reveal most of the north elevation of the church. It is noted that this is not the case now due to the proximity of the existing child-care centre at 519 Station Street, so in this respect, the proposal addresses Clause 22.01-4 that encourages the retention of existing views to, and works that improve the visibility of, the heritage building.
51. The south end of the podium is setback approximately 5.0 metres from the boundary to the church and therefore approximately 10.0 metres from the north wall of the church. This allows a reasonable degree of separation in my view, enhanced by the aforementioned splay to the podium elevation. The pedestrianised nature of this area, should allow for additional opportunity for public views to the church building is a suitable method of security fencing to the church's requirements can be agreed.
52. Despite the scale of the proposed development, I am of the opinion that the design approach will retain an appropriate level of visibility to the church and, through the removal of the existing childcare building, reinstate the 'free-standing' character of the church.
53. With respect to the higher levels of the proposed development, it was noted earlier that the east elevation of the eastern residential tower is setback approximately 21.6 metres from the Station Street frontage, or about 16.0 metres from the church setback. This places it almost in line with the rear (west) wall of the 1886 church which, combined with the setback of approximately 6.0 metres from the south boundary, provides a good degree of visual separation between the church and the proposed structure.

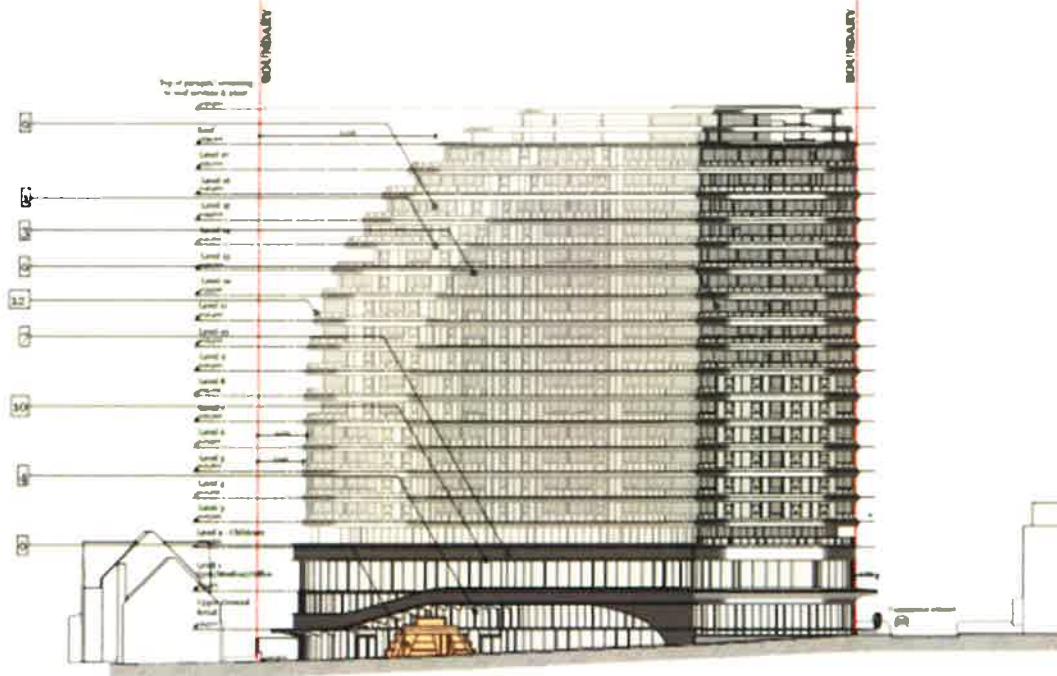


Figure 8. Station Street elevation of proposal showing height of podium relative to the church.

54. I am of the view therefore, that the design of the proposal appropriately addresses the issues of setbacks and sightlines with respect to the church. The scale of the podium is also appropriate and the location of the east tower is sufficiently setback to minimize its immediate impact on the church.
55. Ultimately, the issue to be considered is whether the proposal will have an adverse impact on the significance of the former Wesleyan Methodist Church. The 1886 building will remain as a free-standing structure in the streetscape with limited modification to the views of the building and will be physically unaffected by the proposal. Its setting in the Station Street streetscape will be significantly altered however this will not affect the aesthetic or historical values of the building. The building will still demonstrate the style and scale of religious architecture of the Methodist Church in Box Hill in the late 1800s and as a such, at a local level, its significance will not, in my view be diminished. Its architectural features will remain visible as will its historical presence.

6.0 RECOMMENDATIONS

56. The principal concerns identified with the proposal relate to the potential for damage to the fabric of the former Wesleyan Methodist Church and the Willis Organ contained therein. Accordingly, I strongly recommend that appropriate provisions requirements are put in place before construction commences to substantiate and otherwise demonstrate the measure that are to be put in place to prevent potential damage to the heritage place. This should include, but not be limited to, a thorough geotechnical and structural assessment of the state the church fabric and its foundations and a description of the excavation and construction process and techniques to be employed. These should be referred to an independent structural and/or geotechnical engineer with expertise in heritage structures for review.

5.0 CONCLUSION

57. In conclusion, I consider that the proposal, whilst significant in scale, will not adversely affect the significance of the former Wesleyan Methodist Church. The design measures employed alleviate the immediate impact of the development on the views of and to the church.

My principal concerns are with respect to the potential physical impact of the construction works on the church and the Willis organ and strongly recommend that appropriate measures be put in place to address this issue.

Declaration

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



Ian Coleman
Heritage Advisor
CITY OF WHITEHORSE

APPENDIX

CURRICULUM VITAE

IAN COLEMAN B.Arch (Hons) AIA
Principal, Coleman Architects Pty Ltd
Architects + Heritage Consultants

Address: Coleman Architects Pty Ltd
2/18 Hamilton St
Mont Albert Victoria 3127

Postal Address: PO Box 379
Mont Albert Victoria 3127

Contact: T: 03-9890 6733
F: 03-9890 6744
M: 0417 744 456

Email: ian@colemanarchitects.com.au

Qualifications Bachelor of Architecture (Honours)
University of Melbourne, 1981

Professional Associations: Registered Architect (Victoria Reg. No. 13722)
Member, Australian Institute of Architects since 1987

Ian Coleman graduated with an Honors Degree in Architecture from Melbourne University in 1981. A Registered Architect and a Member of the Australian Institute of Architects, Ian was a partner in Paul McDonald & Associates Pty. Ltd. and subsequently McDonald Coleman Architects Pty Ltd, from 1986 to 2009. The practice carried out a wide range of work including commercial, retail, residential and hospitality. Ian has designed, documented and been involved in the contract administration of a range of projects from \$10,000 to \$28m. During this period, Ian was responsible for managing all projects the office undertook that had heritage implications. Throughout his career, Ian has also developed expertise in a range of specialist heritage related services and has undertaken numerous research, assessment, and documentation of heritage projects throughout metropolitan Melbourne and regional Victoria.

In 2009, Ian established Coleman Architects Pty Ltd, with the intention to provide specialized architectural, research and conservation advice services to heritage projects.

HERITAGE EXPERIENCE

Architectural Projects

A number of the projects Ian has been principally responsible for design, documentation and heritage management, have been significant historic buildings including:

- The Berwick Inn, Berwick - restoration works, major additions
- The Royal Hotel, Mornington - restoration works, alterations and refurbishment.
- The Scottish Chiefs Hotel, Geelong (VHR) - restoration and major additions
- The Mentone Hotel, Mentone - restoration and refurbishment
- 'Frogmore', Fyansford (VHR) - restoration
- The Alpine Hotel, Bright - restoration of verandah and refurbishment
- 'Winehouse' Restaurant (former Castlemaine Brewery), Southbank.
- Yarra Yarra Golf Club, East Bentleigh - restoration and major additions
- Templestowe Memorial Hall, Templestowe - minor additions
- Castlemaine Railway Station - minor refurbishment works
- Former Mechanics Institute Hall, Gisborne.
- Toorak House, Toorak
- Master Plan for redevelopment of the Ararat Performing Arts Centre and Art Gallery, Ararat Town Hall.

Documentation for Conservation Works

- The former State Battery, Maldon (VHR)
- The former Courthouse, Maldon
- Rippon Lea, Elsternwick (external repairs) for the National Trust of Australia (Victoria) (VHR)
- Chimney of the former Beehive Mine, Maldon
- The former Healesville Railway Station (VHR)
- The former Taradale Mechanics Institute
- Taradale Public Hall, Taradale.
- The former Market House at Maldon, now the Maldon Museum (VHR)
- St. John's Anglican Church, Flinders
- Theatre Royal, Castlemaine (VHR)
- The former Mechanics Institute Hall, Gisborne.
- Toorak House, Toorak for the Swedish Church in Australia
- Napier Waller House, Ivanhoe
- 'Tintara', Ripponlea

Cultural Heritage Assessment

Ian has also undertaken, or been involved with, a number of Conservation Analyses and Conservation Management Plans including:

- Conservation Analysis of 'Labassa' for the National Trust (1982) with review and update in 1994-5
- Conservation Analysis of 'Rippon Lea' for the National Trust (1986-7)
- Conservation Analysis of 'Rippon Lea' for the National Trust (1989)
- Conservation Plan for the former Swallow & Ariell Biscuit Factory for the City of Port Melbourne (1991-2)
- Conservation Plan for 'Rippon Lea' for the National Trust (with Nigel Lewis & Richard Aitken, 1994-5)
- Conservation Plan for 'Stuchberry's Farm' for the Department of Natural Resources and Environment (1995)
- Conservation Plan for St. Arnaud Courthouse for Heritage Assets Branch, Office of Building (1996)
- Conservation Plan for Nhill Courthouse for Heritage Assets Branch, Office of Building (1996)
- Conservation Plan for the former Healesville Railway Station for Heritage Victoria (1997)
- Conservation Plan for Maldon District Hospital for Balcombe Griffiths Architects, and Mt. Alexander Health Service (1999)
- Conservation Plan for the former Castlemaine Brewery, Queensbridge Street, Southbank (2005)
- Conservation Plan for Tanswells Commercial Hotel, Beechworth (2005)
- Conservation Management Plan for the former Market Hall, Maldon (2011)
- Conservation Management Plan for the Theatre Royal, Castlemaine (2011)
- Conservation Management Plan for the former Mechanics Institute Hall, Gisborne (2011)
- Heritage Study for the City of Whitehorse (2012)
- Conservation Management Plan for the former Eaglehawk Town Hall (2015)

Archival Documentation and Condition Reports

- Maldon District Hospital - measured drawings (2000)
- Former Maldon market house (now Museum) - Condition Report and measured drawings (2011)
- Former Norfolk Brewery, Bendigo - archival photographic record (2011)
- Former Bendigo Hotel, Dunolly - archival photographic record (2011)
- Napier Waller House, Ivanhoe - Condition Report (2010)
- 'Mulberry Hill', Langwarrin South - Condition Report (2011)
- Toorak House, Toorak, for the Swedish Church in Australia (2012)
- Former Post Office, Alexandra - Condition Report & Scope of Works (2015)

Heritage Advice and Heritage Impact Statements

- Heritage Advisor to the Shires of Korong and Loddon (1994-2000)
- Heritage Advisor to the Shires of Maldon and Mount Alexander (1990-2009)

- 'Illawarra', Toorak (VHR) Advice to St Catherine's School during conversion to boarding house (1995).
- Heritage Impact Statement for new works, St Joseph's Primary School, Bendigo (2011)
- Heritage Advisor to the City of Whitehorse (Jan 2011-current)
- Heritage Impact Statement for 'Hurst', Bickleigh Vale Village, Mooroolbark (2012)
- Heritage Assessments for various Planning Permit applications.