

19/02/2024

Panel Chair

Planning Panels Victoria

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Dear Panel Chair and Parties

Bayside Planning Scheme Amendment C192Bays – Heritage Overlay

Re: 1 Reid Street Beaumaris Victoria 3193

████████████████████ I am the owner of the property located at number 1 Reid Street Beaumaris. In accordance with Direction 9(b) of the Panel's Directions dated 21 December 2023 I offer the following comments in support of my request to have my property known as number 1 Reid Street Beaumaris removed from Amendment C192bays – Heritage Overlay.

Bayside Council has made a point of highlighting the importance of the architects who designed my home, Chancellor and Patrick, describing my home as being "of an aesthetic significance as a well resolved and carefully detailed example of a suburban house constructed in the modernist style. Designed by renowned architects the house is characterised by its bold presentation of gabled roof forms, prominent glazed belvedere and its refined detailing". I put to the panel the following:

- Council has provided no evidence to support their claim of "Aesthetic Significance" that differs from any other dwelling in my street. Sure, my house looks great, but every second house in my street looks great, yet only my house was considered Heritage Overlay worthy in my street.
- Council has provided no evidence to support their claim of a "resolved and carefully detailed example of a suburban house constructed in the modernist style" that differs from at least three other dwellings that I can count in my street that fits the same description, yet only my house was considered Heritage Overlay worthy in my street.
- Council has provided no evidence to support their claim of "the house is characterised by its bold presentation of gabled roof forms" that differs from at least three other dwellings that I can count in my street that fits the same description, yet only my house was considered Heritage Overlay worthy in my street.
- Council has provided no evidence to support their claim of "refined detailing" that differs from any other dwelling in my street. Every second to third house on my street incorporates refined detailing yet only my house was considered Heritage Overlay worthy in my street.

- Council has referenced my dwelling's "Prominent Glazed Belvedere". Yes, I am fortunate to have a small 3 x 3 metre tower at the top of my dwelling. A tower does not make my house Heritage Overlay worthy.

In saying the above I want to point out that the above descriptions of my dwelling that landed my dwelling on the Heritage Overlay list do not differ to the descriptions of a number of other dwellings located in my street. The only difference between my dwelling and the other dwellings located in my street being that the architects who designed those homes differed to mine. To prioritise Chancellor and Patrick Architects for Heritage purposes over other fine Architects of the same period who also designed dwellings fitting the abovementioned descriptions highlights Council's inconsistency with their Heritage considerations. I therefore find it adequate to consider my dwelling's exclusion from the Heritage Overlay when compared to other dwellings in my street with the same characteristics for this reason of inconsistency alone.

It is one thing to consider a known Architect for Heritage purposes however in doing so consideration must also extend to the built form intended by that Architect, in this case the façade.

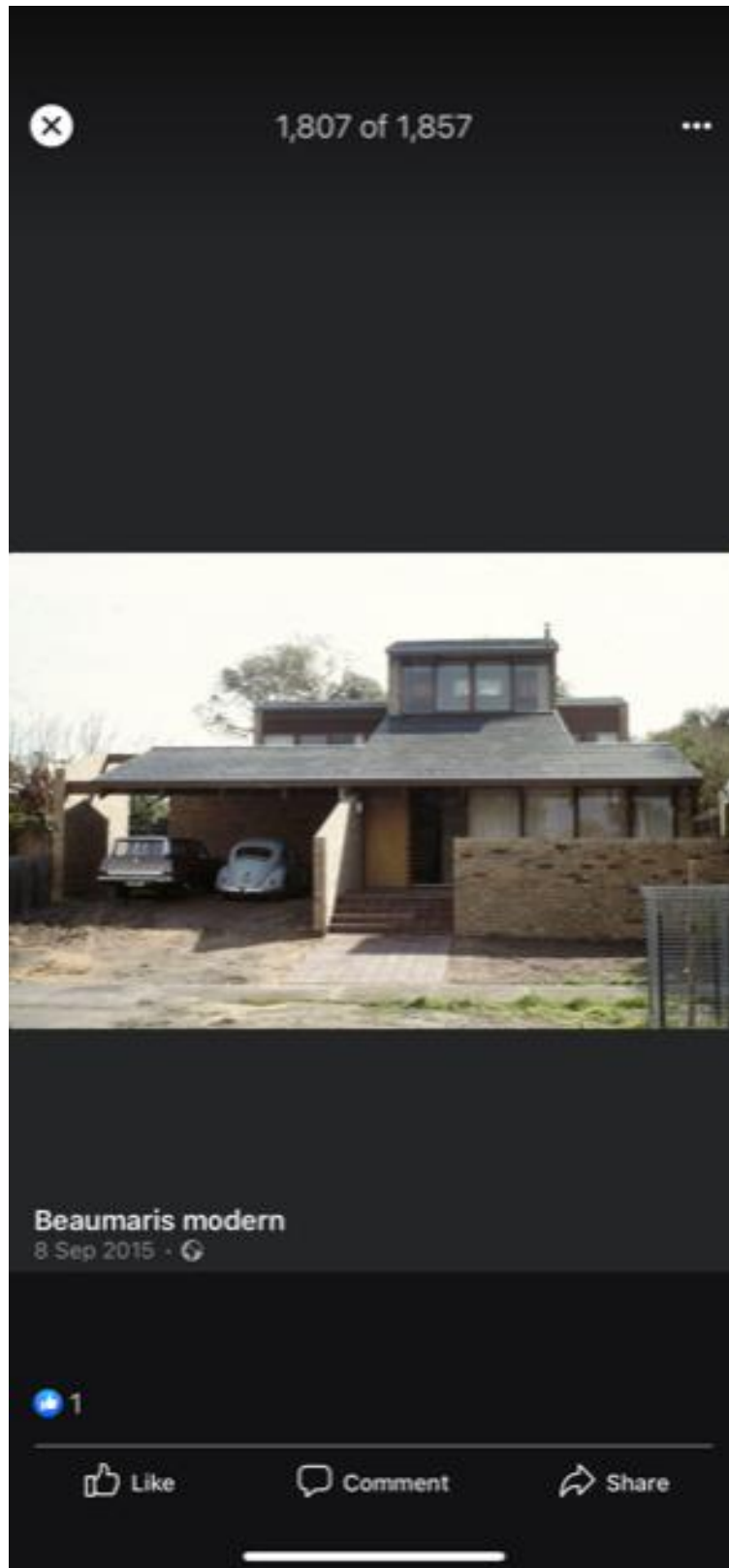
The façade of my dwelling has changed from the initial façade designed by Chancellor and Patrick Architects as follows:

The dwelling and carport forming the façade of the building have been altered and not in line with the form intended by the Architect. A number of external elements of the dwelling are also in a state of disrepair therefore detracting from the dwelling's original form. These alterations and details of disrepair are detailed as follows:

- The carport on the West side of the dwelling was completely demolished. A new carport has been constructed in its location as follows. Steel beams have been incorporated in the construction of the carport. Chancellor and Patrick did not incorporate an external steelwork in any part of the design of the dwelling. Both the dwelling and carport were originally designed in all timber construction:



- The roof covering of the dwelling and carport, which predominately forms the façade of the dwelling due to its skillion form, has been altered from the original construction. The original roof covering construction incorporated a slimline and sleek low profile charcoal grey roof tile arrangement as follows:



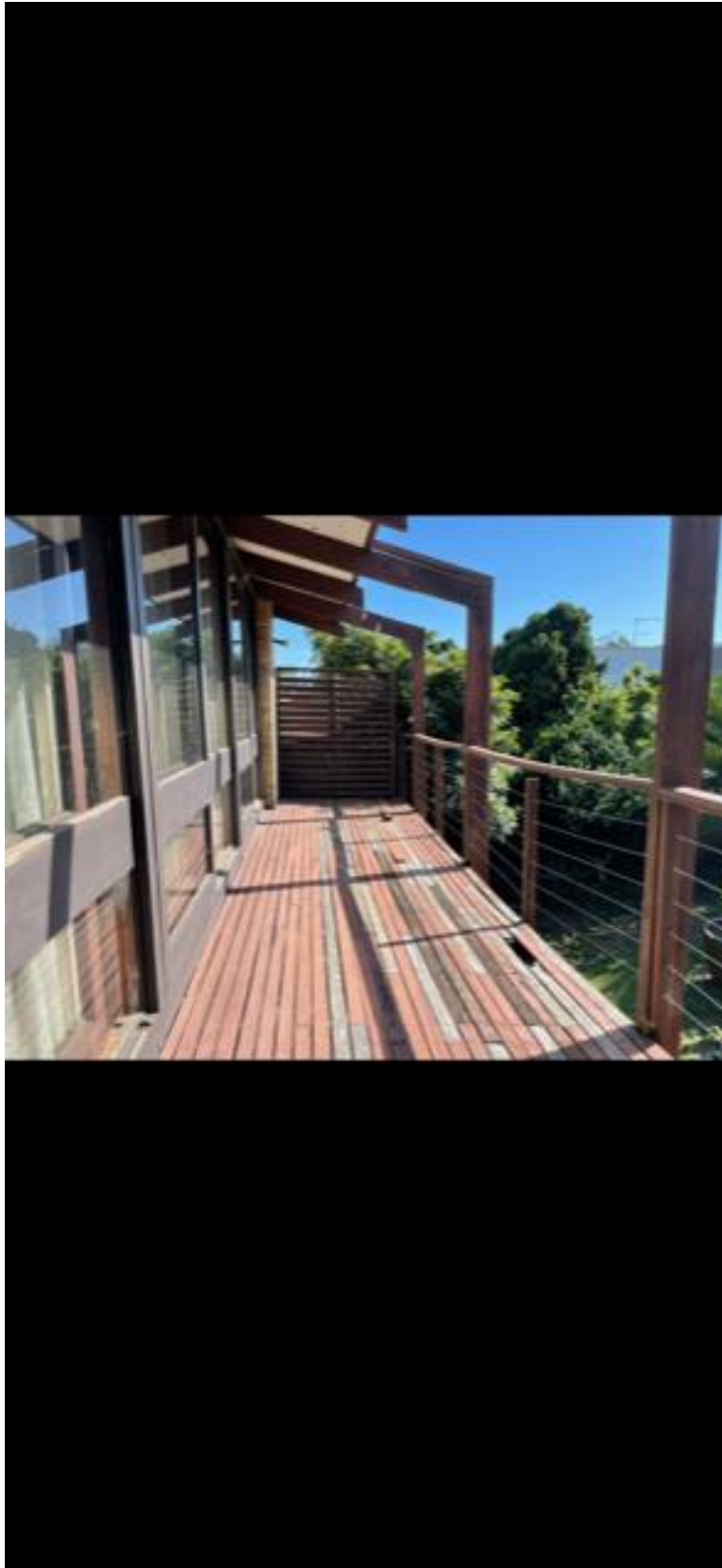
Whereas the whole of the roof covering has been replaced with the current roof tile arrangement that is of a brown painted higher profile type tile as follows which is not in keep with the original design:



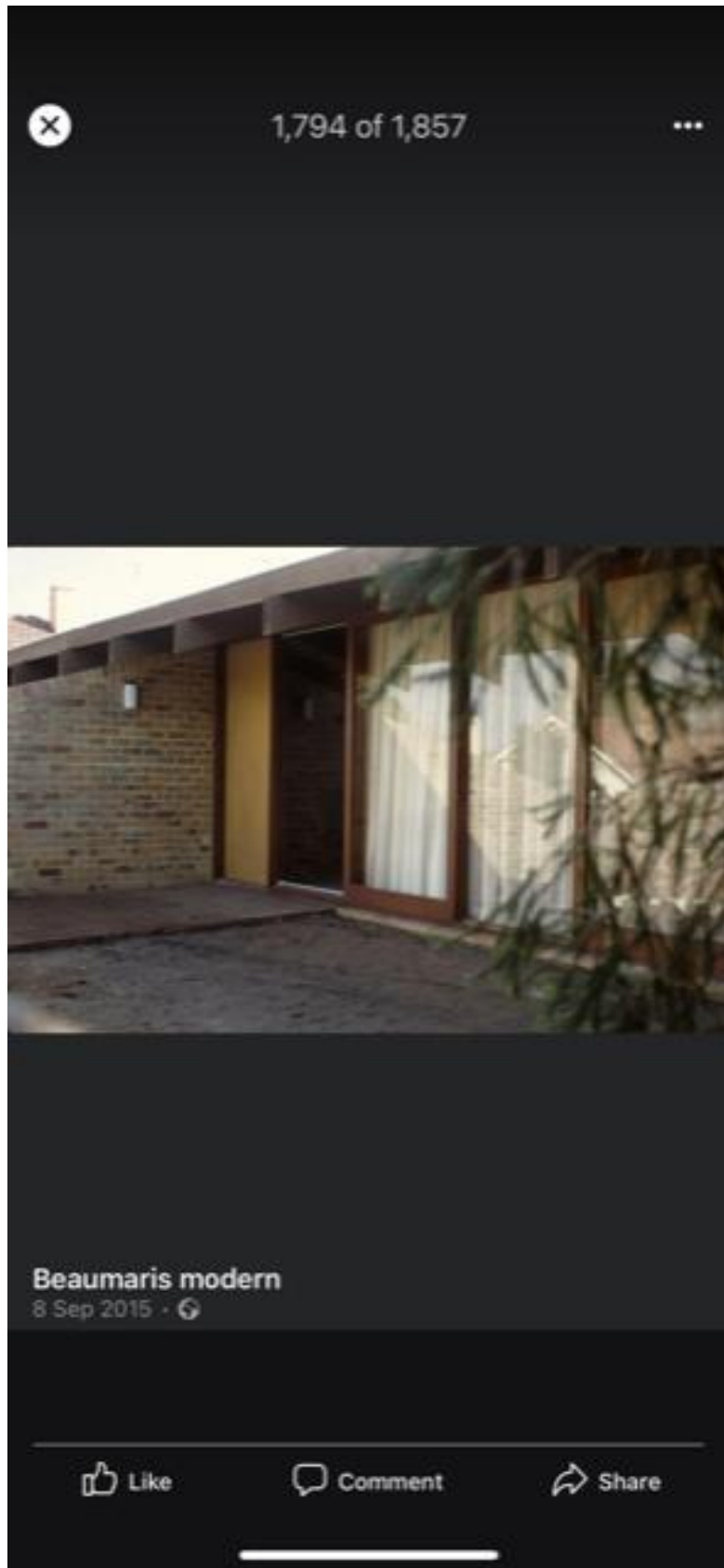
- The rear balcony balustrade construction has been changed from a glass and timber balustrade as follows:



To a timber and steel wire balustrade which is not as per the original design as follows:



- The original front door presented as follows:



The original front door has been removed and replaced with a newer modern door that is not in keep with the original design. The new door presents as follows:



- The original front letter box construction has been demolished:



And replaced with a new letter box as follows:



I would not ordinarily make an issue of a letter box however in one of Council's earlier reports the letterbox was mentioned as being the original letterbox, which is incorrect.

- The dwelling is in a state of disrepair and requires rectifications works as reflected in the following photographs:



The Balcony floor has dropped



Dwelling rafters have deteriorated.



Dwelling rafters have deteriorated.



External timber cladding has deteriorated.



Dwelling rafters have deteriorated



External eave lining has deteriorated



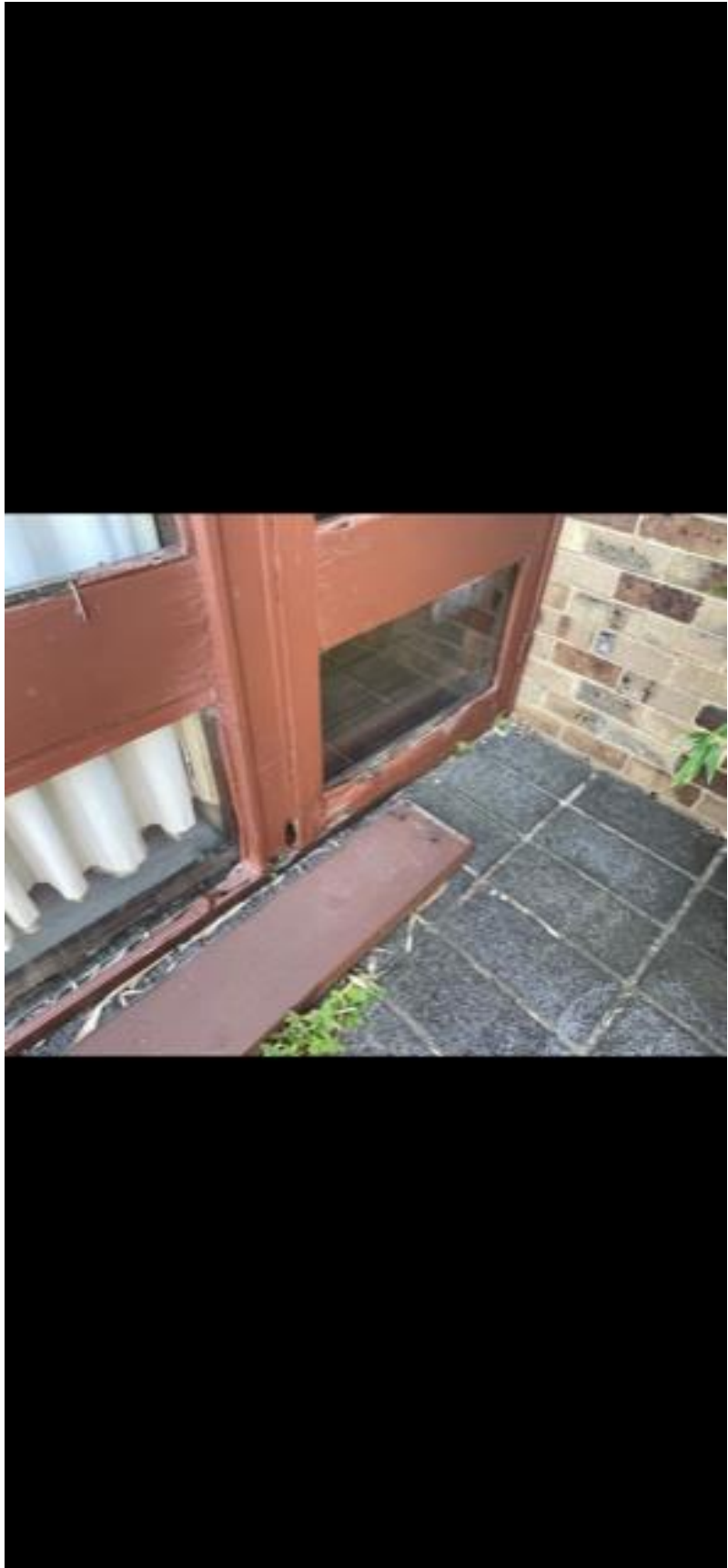
External timber cladding has deteriorated



External timber cladding has deteriorated



External timber cladding has deteriorated



External timber cladding has deteriorated



External timber cladding has deteriorated



External timber cladding has deteriorated



External balcony has deteriorated.



External balcony has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.



External timber cladding has deteriorated.

Council will claim that maintenance work does not require a Town Planning Permit. My argument for the panel to consider is not what needs a Planning Permit and what does not need a Planning Permit but rather that the extremely high level of deterioration to the building detracts from the "Heritage" value of the building.

In addition to the above information that clearly demonstrates that more than 50% of the facade of the dwelling is not as per the original construction, as well as the fact that a large number of remaining external aspects of the dwelling are in a deteriorated state, I also offer the following comments in support of my objection:

- My home was simply a holiday home built by the owner at the time so there is no historic value other than the wrong timing of when it was built.
- Heritage Overlays are generally imposed on a group of adjoining homes located within the same vicinity and within close proximity of each other, generally within a street or within a block of adjoining residential properties. Targeting my property as the only property within my street to incorporate a Heritage Overlay is not in line with this typical process and as such is a departure of what a Heritage Overlay is supposed to represent.
- To put things into context, each of my fifty neighbours to my left and each of my fifty neighbours across the road from me can develop their properties as and how they wish free of Heritage Overlay restrictions, yet I cannot do the same on my property when the characteristics of my dwelling for which Council have attempted to justify their Heritage consideration are reflected in a number of other dwellings throughout my street. There is no consistency in this regard meaning that there is adequate reasoning to exclude my dwelling from the Heritage Overlay in the same way that a number of such other dwellings with the same characteristics in my street have been excluded from the Heritage Overlay.

Bayside City Council has twice abandoned heritage studies over the previous twenty years following an outcry from affected residents. This third attempt was also met by the same outcry from affected residents yet this time the outcry was ignored by Council who have pursued the matter to where it is today, in front of a Planning Panel. I respectfully request that The Panel seek an answer from Bayside City Council for the following question - "What substantial change occurred to instigate this third attempt and why has the matter proceeded to where it has today when the same outcry from affected residents was encountered that originally resulted in the dismissal of the previous two attempts?" I would suggest that a substantial change must have occurred otherwise it stands to reason that this third attempt should have yielded the same result as the previous two attempts being the abandonment of the heritage study.

I thank you for your time and I hope that the reasons that I have outlined above demonstrate that it is appropriate for The Panel to exclude my property from Amendment 192bays - Heritage Overlay

Regards

[REDACTED]

1 Reid Street

Beaumaris VIC 3193.

[REDACTED]