



**MORNINGTON
PENINSULA**
Shire

ATTACHMENTS

COUNCIL MEETING

TUESDAY, 11 JUNE 2024

6:30PM

**MUNICIPAL OFFICES
BESGROVE STREET, ROSEBUD**

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Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

Submission 001

Very good - ok

ISAACSON/DAVIS BEACH HOUSE

*- Plan? -> Yes. VIP.
- Couple better photos?
Colling/Mean*

Address	23 Mason-Smith Road, Balnarring Beach
Significance	Local
Construction Date	1996
Period	Late 20 th century
Date Inspected	October 2022



(Source: RBA, October 2022)

*-? poor photo as 'here's lot?
Swap w Mean or Collings earlier ones?*

Statement of Significance

What is Significant?

The Isaacson/Davis Beach House at 23 Mason-Smith Road, Balnarring Beach, is significant. It was constructed in 1996 as a holiday beach house for Tony Isaacson and Megan Davis. The residence was designed by highly acclaimed architect John Wardle. In 1997, the house won two key awards from the Royal Australian Institute of Architects, providing the first recognition of Wardle's design excellence.

Significant elements are the original raised/floating format with long, interrupted skillion roof form incorporating undercroft car parking at the front, sliding glazed screens and sculptural concrete stair to the main northern elevation, and extensive use of red cedar cladding (outer sections weathered and inner sections oiled) and Jarrah hardwood decking.

The timber-framed front fencing with wire mesh is likely original.

*gate only [scribble]
dears + windows (?)
from original beach house development*

Submission 001

Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

How is it Significant?

The *Isaacson/Davis Beach House* is of local historical and aesthetic significance to the Mornington Peninsula Shire.

Why is it Significant?

The *Isaacson/Davis Beach House* is of historical significance as a notable example of the compact, architect-designed 'weekenders' that have come to characterise the development of the Balnarring Beach area over the late 20th century. This change was part of a broader shift in land use for parts of the Western Port Bay side of the Mornington Peninsula, which was formerly predominantly agricultural. The engagement of acclaimed architect John Wardle to design an environmentally responsive and owner-focused holiday house exemplifies this trajectory. In 1997, the house won the Royal Australian Institute of Architects Victorian Architecture Medal for the Best Building of the Year and the Harold Desbrowe-Anneer Award for Residential Architecture. (Criterion A)

Handwritten note: rival to the original studios of 1950's.

The *Isaacson/Davis Beach House* is of aesthetic significance as an intact late 20th-century beach holiday house designed by the celebrated Australian architect John Wardle. *Isaacson/Davis Beach House* is indicative of Wardle's renowned highly detailed craft-like design approach, executed in a combination of stained and unstained timber to provide a rich but nuanced exterior. The design is also wedded to its locale, reflecting vernacular materiality and the floating format of many postwar precedents with undercroft car parking to the front. The distinctive building, with its long skillion form and pattern of openings, is carefully orchestrated to the site, nestling into the environment and having a muted street presence that belies its refined design. (Criterion E)

Description

The *Isaacson/Davis Beach House* is located on a rectangular allotment with an area of 737m². The typography of the property is flat and is heavily vegetated with mature ti tree, as is the wide verge on the east side of Mason-Smith Road.

The dwelling is largely concealed from the public realm. As a result of this lack of visibility, there has been a reliance for this analysis upon photographs taken at about the time of its completion in the public domain, and other descriptions.¹



North elevation

Note the contrast created between the treatment of the timber cladding – outer sections weathered and inner sections oiled
(Source: John Wardle Architects, available online)

¹ John Wardle Architects, 'Balnarring Beach House', <https://www.johnwardlearchitects.com/projects/balnarring-beach-house/>, accessed 20 November 2022

² RBA ARCHITECTS + CONSERVATION CONSULTANTS

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Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

The *Isaacson/Davis Beach House* is set close to the southern boundary and orientated so that the principal long north elevation is angled westwards. Its landscaped setting comprises natives with an informal open area with random stone paving in front of the entry, which is located mid-way along the principal elevation.

The compact building has a long rectangular footprint and is raised on concrete footings so that it floats above the ground. It is primarily single-storey but split level with undercroft car parking to the front/west elevation, with the rising skillion roof providing the additional height. The roof, clad in metal sheeting, breaks over the central recessed entry area/outdoor room.

The house has a bi-nuclear plan; that is, it is divided into two separate sections (living and bedroom areas) by the central recessed entry patio area, which is accessed by a short concrete stair with an angled/sculptural form.



West elevation, barely perceptible
(Source: RBA, October 2022)



South elevation
(Source: RBA, October 2022)

Externally the walls are clad in vertical timber boards or feature large areas of glazing at select points. Western Red Cedar has been employed but with contrasting treatment - the outer sections are not oiled and have weathered to silvery grey, whereas the same boards to the internal skins are oiled and have a warmer tone.²

The south elevation is largely blank with two projections for ancillary areas and the northern elevation is pierced by two large openings with the eastern (bedroom) section recessed behind the timber screen/drapery. The narrow front/west elevation is largely glazed with large sliding windows and a balustrade (above the undercroft).

² Ferguson, *Isaacson/Davis Beach House*, p2

Submission 001

Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

History

Contextual

The Mornington Peninsula is encompassed within the extensive unceded Country of the Bunurong people. The area surrounding what came to be known as Balnarring Beach is described on early surveys as thickly timbered, with good soil and excellent pasture.³

As with much of the Mornington Peninsula, squatters arrived in the area in the mid-1830s, taking up vast tracks of land for pastoral runs. What is now known as Balnarring formed part of the 'Ballanrong' or 'Coolart' pastoral run, which was initially operated by the brothers Alfred and Henry Meyrick in 1840.⁴

Balnarring Beach was originally gazetted as 'Tulum' at its survey as a small township in 1886. It had evolved into the focal point of a farming community by the early 1900s, but the take up of town allotments was slow.⁵ The earliest development was centred on the beachfront and Tulum Road (now Balnarring Beach Road).

From the 1890s, Tulum/Balnarring Beach emerged as a popular seaside camping, picnicking, and bath area for leisure-seekers from Melbourne.⁶ In 1921, the Stony Point railway line was extended through Balnarring to Red Hill. With the arrival of the railway and improvements in motor transportation, the Western Port Bay side of the Peninsula became more accessible for Melbourneans, further increasing tourism in the area and solidifying Balnarring Beach as a destination.

Recreation facilities and local businesses – including shops, tea rooms, and guesthouses – were established to provide for the seasonal population of holidaymakers and visitors from Melbourne. Many visitors camped along the foreshore, where three reserves were established.⁷ However, the permanent population in the area remained small until World War II, when the proximity of the Royal Australian Air Force facilities at Somers and army camps at Merricks and Point Leo, brought an influx of personnel and their families to live in Tulum/Balnarring Beach as permanent residents. On the back of this growth, the Tulum Post Office opened in 1947.⁸ In 1953, Tulum was officially renamed Balnarring Beach.



Balnarring Store, Balnarring, 1940s.
(Source: SLV, H32492/7812)

³ Victoria Office of Lands Survey, *Special & Country Lands, Parish of Balnarring*, County of Mornington, 1861

⁴ 'Balnarring', *Victorian Places*, 2014, available online

⁵ Bruce Bennett, *All Our Somers*. Mornington Peninsula, 2000, p62

⁶ 'Balnarring', *Victorian Places*

⁷ Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, 2008, edited by Context Pty Ltd, July 2013, pp161-4

⁸ Graeme Butler & Associates, *Mornington Peninsula Shire Thematic History*, p128.

Submission 001

Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

Place-Specific

The subject land derives from Crown Allotment 23A in the Township of Balnarring Beach, Parish of Balnarring, Country of Mornington. Measuring about 0.4 acres, Crown Allotment 23A was first purchased by Ida Ethel (*née* Smith) Sharp on 22 March 1921.⁹

While the township of Balnarring Beach, originally known as Tulum, had been surveyed in 1886, land was only gradually released. The subject holding was part of the third phase of Crown Land sales, with the earlier auctions being held in 1888 and 1914.¹⁰ The upset (reserve) price for this allotment was £25. At this time, the land made available at Tulum was described as 'splendid week-end residence sites, fronting Westernport Bay, within easy distance of proposed railway station'.¹¹

Born in 1885 in Doncaster, Ida Ethel Smith (1885- 1976) was the eldest daughter of John, a councilman, and Marion Smith.¹² Ida married Percy Hastie Sharp, a company manager, in 1908,¹³ after which the couple appear to have lived at Balwyn or Canterbury.¹⁴ The Smith's primary residence continued to be in Canterbury, which was where they were living at the time of Percy's death in 1938.¹⁵

It is likely that the Smith's did not live at the subject land even though they may have bought it to use for holidaying, as according to the following 1951 aerial photograph, no development had been undertaken on the original parcel of land and it was densely covered in vegetation.



1951 aerial, showing the extent of the original Crown Allotment 23A (outlined)
(Source: *Military Mapping Photography*, Sorrento, Run 4, Frame 5088, Landata)

⁹ Certificate of title, vol. 4687, folio 358. The area was 1 rood, 22.4 perches.

¹⁰ Township of Tulum/Balnarring Beach, T260(1)

¹¹ *Argus*, 22 March 1921, p2

¹² Births, Deaths and Marriages Victoria, Birth Certificate for Ida Ethel Smith, 1885, no. 24937/1885

¹³ Births, Deaths and Marriages Victoria, Marriage Certificate for Ida Ethel Smith and Percy Hastie Sharp, 1908, no. 9490/1908

¹⁴ The residence of the Sharp family was traced through the locations given for the birth of their children, as stated on birth certificates, accessed via Births, Deaths and Marriages Victoria.

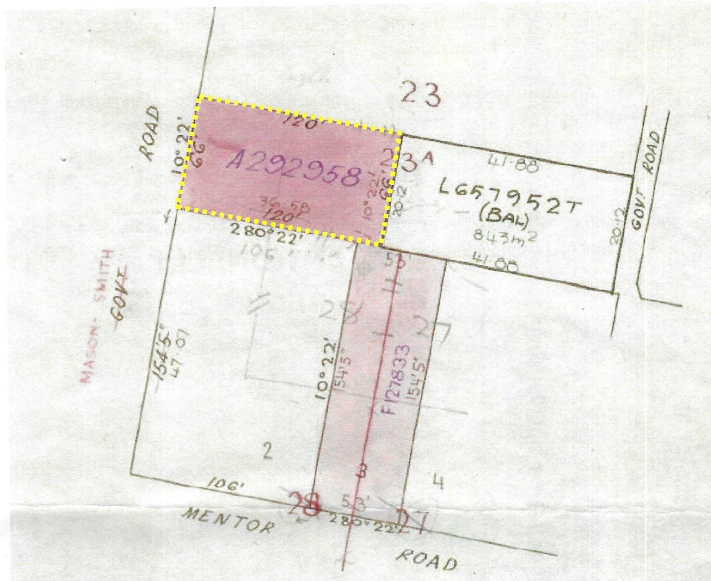
¹⁵ 'Family notices', *Argus*, 26 October 1938, p12

Submission 001

Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

Ida retained Crown Allotment 23A until June 1953, when it was transferred to John Everett Wrou, an engineer then living at Moonee Ponds.¹⁶ By July 1956, Wrou had combined Allotment 23A with parts of two adjacent allotments addressing Mentor Street (nos 27 and 28). Less than a year later in February 1957, he subdivided Allotment 23A into two unequal parts and sold the smaller western part, now the subject site, to Geoffrey Spencer Roberts, director, and Betty Adeline Roberts, married woman, both of Ascot Vale.¹⁷ A circa 1950s fibro beach house, demolished during the mid-1990s,¹⁸ was presumably built for either Wrou or the Roberts.

I think the Roberts → check John Wrou's plans



Plan showing subdivision of Wrou's combined holdings – subject allotment dashed (Source: Certificate of title, vol. 8121, folio 096)

The Roberts retained the site for about a decade, and subsequently, it passed to Royce and Neita Howard, and in February 1984, it was acquired by Kenneth Robert Thomson and Robert George Davis. A decade later, it was transferred to Anthony Peter Grant Isaacson and Megan Lawrence Davis, both of Pascoe Vale South.¹⁹

initially a renovation of existing

Soon after, the noted architect John Wardle was commissioned by Tony Isaacson and Megan Davis to design a holiday house, or 'weekender', for the subject place, which was completed in 1996. It was constructed by Kane Construction, for whom Isaacson worked, in association with Mal McQueen and Street Moorhouse as the engineer.²⁰

The house was designed with its intended use as a 'weekender' in mind, and as such, is reflected in form and layout of the structure. As an article on the design of the subject place noted:

Wardle describes the house as a place that can be "unpacked" on arrival and "repacked" on departure, as though the house itself reflects the joy of happily unpacking the tote bag, thrown in the back of the car for the weekend away.

Wardle effects this by making a contemporary reading of Modernism, with particular reference to those houses designed by Marcel Breuer during his 28-year affiliation with Herbert Beckhard. The use of timber in Wardle's design, however, plays a key role in translating this reading.²¹

¹⁶ Certificate of title, vol. 4687, folio 358
¹⁷ Certificates of title, vol. 8121, folio 096; vol. 8143, folio 162. Wrou later sold the Mentor Road part in 1973 and retained eastern part (which now forms part of the holdings associated with 6 Mentor Road) until his death in 1981.
¹⁸ Jan Howlin, 'Sculpture to live in', *Financial Review*, 26 September 1997. available online
¹⁹ Certificate of title, vol. 8143, folio 162
²⁰ Susan Ferguson, 'Isaacson/Davis Beach House', Woods Solutions website - *Architectural Resource Package no. 17*, p1
²¹ Ferguson, 'Isaacson/Davis Beach House', p1

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Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

In 1997, the beach house won two prestigious awards from the Victorian chapter of the Royal Australian Institute of Architects (RAIA Victoria): the Harold Desbrowe-Anneer Award for Residential Architecture and the Victorian Architecture Medal for the Best Building of the Year.

In an article discussing the awards, Wardle revealed how the house was designed in light of the owners' mode of living and the environment:

In the morning the rising sun streams into their bedroom. The kitchen and dining areas and the open deck look on to the north-facing garden, and the view of the setting sun from the living room marks its place in the evening. The detailing is fastidious throughout.²²

John Wardle

Born in Geelong in 1956, Wardle graduated from RMIT in 1981 with a bachelor's degree in Architecture.²³ He spent the following year travelling in Europe, further expanding his architectural knowledge.²⁴ On his return to Melbourne, Wardle worked for Cocks and Carmichael from 1982 to 1986, where he was impressed by the practice's 'ingenious economy'.²⁵

Wardle established his own practice in mid-1986, initially procuring residential commissions, with his first major project being the redevelopment of the CSIRO facilities at Aspendale in 1989-90. Over the course of the 1990s, the practice undertook several key residential projects, including the subject site but also another house in the municipality at Portsea (1999), as well as crisis accommodation for the Salvation Army in West and North Melbourne (1998-2000).

In 2002, he completed a Master of Architecture at RMIT University. From about this time, some key commissions were in the public sphere – the RMIT Printing Facility at Brunswick campus (2000, with Demaine Partnership), the Biomedical Laboratories building at RMIT, Bundoora campus (2001, with Designinc), before subsequently taking on projects for university clients in NSW, SA, and Qld during the 2000s.

Noted projects in Victoria were the QV1 apartments at the Queen Victoria Hospital site (2005, with NH architecture), the Urban Workshop in Lonsdale Street (2006), and the Nigel Peck Learning Centre at Melbourne Grammar (2008).²⁶ More recently, the Melbourne School of Design at the University of Melbourne (2014), Captain Kelly's cottage on North Bruny Island, Tasmania (2016), and the Ian Potter Southbank Centre or the Conservatorium of Music at VCA (2019) have garnered much praise.

Wardle is well known for his focus on detail, the environment, and experimentation and is acclaimed both nationally and internationally. The awards received for the design of the *Isaacson/Davis Beach House* provided the first national recognition of his work. Since then, Wardle was won an array of awards, including twice winning the Australian Institute of Architects Sir Zelman Cowen Award for the most outstanding work of public architecture in Australia (2002 and 2006). In 2020, he was awarded the Gold Medal, the Australian Institute of Architects' highest honour, which recognises distinguished service by architects who have designed or executed buildings of high merit, producing work of great distinction that has advanced architecture or endowed the profession in a distinguished manner.²⁷

Thematic Context

Graeme Butler & Associates, Mornington Peninsula Shire Thematic History, 2008, edited by Context P/L, July 2013:

7 Building Settlements and Towns

7.8 Designing and building mansions, houses and holiday shacks

Construction of holiday homes and weekenders steadily increased in the inter-war period and then again in the post-World War Two years, particularly on the west coast. However, by the 1980s the majority of seaside houses in the southern parts of the Peninsula, at Merricks Beach, Balnarring Beach and Point Leo were still used as holiday homes or weekenders, with

²² Jan Howlin, 'Sculpture to live in', *Financial Review*, 26 September 1997, <https://www.afr.com/politics/sculpture-to-live-in-19970926-k7mhi>

²³ Philip Goad, 'Wardle, John', in Philip Goad & Julie Willis (eds), *Encyclopedia of Australian Architecture*, Port Melbourne, Cambridge University Press 2012, p751

²⁴ Vladimir Belogolovsky, 'Australian architect John Wardle talks about his concept of 'scalelessness'', *StirWorld*, 17 August 2020, available online

²⁵ Belogolovsky, 'Australian architect John Wardle talks about his concept of 'scalelessness'

²⁶ Goad, 'Wardle, John', pp751-2

²⁷ 'Selected Awards 1986- Now', *John Wardle Architects*, 2022, <https://www.johnwardlearchitects.com/awards/>

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Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

few permanent residents. This situation has now changed, with an increase in permanent populations in most localities since the beginning of the twenty-first century. This has seen the conversion of larger holiday homes into permanent residences, and the loss of many smaller homes.

A major building wave began in the twentieth century in the inter-war period, with replication of suburban styles on new suburban seaside estates that emerged just before and immediately after World War One. The later part of this period, around World War Two, saw some experimental designs for holiday homes resulting in a range of floor plans, materials and situation. Often the post-World War Two house rose on stilts to get the views and house the car and boat underneath.

Comparative Analysis

Over the course of his distinguished career, Wardle has designed four other residential projects across the Mornington Peninsula. The other houses are later than the subject site and are yet to be assessed. They include the *Flinders Residence* (2000-3), *Vineyard Residence* at Tuerong, (2001-04), the *Diamond Bay House* at Sorrento (2003-6), and the *Boneo Country House* (mid-2010s).

The *Isaacson/Davis Beach House* is distinguished as one of Wardle's earliest seminal projects in which his distinctive craft-like approach gained wider recognition by virtue of the awards and publicity it attracted. Completed nearly three decades ago, it has no ready comparison among the other notable modernist weekenders in the municipality from the latter part of the 20th century, which reflect different strains of contemporary modernism. As compared to other examples, the subject site illustrates a greater continuity with more modest vernacular examples of the Peninsula beach house type favoured during the 1950s and 1960s with the incorporation of an undercroft carparking, and extensive use of timber cladding.

During the second half of the 20th century, a relatively high concentration of distinctive, often experimental, weekenders designed by many of the leading architects practising in the state were constructed on the Peninsula. From the 1950s through to the 1970s, they included notable modernist houses designed by the likes of Robin Boyd, Chancellor & Patrick, Daryl Jackson (solo practitioner) or in partnership as Jackson & Walker, Anatol Kagan, Alistair Knox and McGlashan & Everist. Inevitably their bespoke designs were developed in light of the constraints or advantages of the site and the owners' requirements.

The varied approaches evident in this earlier body of work, which reflect particular responses to variants of international and regional modernism, were further explored during the later part of the century. While four key houses of the mid-1980s by leading architects have been included in the Mornington Peninsula Schedule to the Heritage Overlay, none have been included from the 1990s. Details of those from the 1980s are as follows, which generally have more extensive glazing to capture coastal views, in comparison to the subject site, which is set back from the coast on flatter ground

- Gregory Burgess: *O'Dwyer House*, 21-23 Blair Road, Portsea (HO473), 1986-88. Timber holiday house with irregular polygonal geometry, creating prow-like forms about a central courtyard, and a complex roof profile. The walls are clad in wide weatherboards.
- Wayne Gillespie: *McIntosh House*, 6 Merrylands Avenue, Portsea (HO479), 1984-86. A long, boldly massed, substantial rendered masonry villa with a flat roof and a wide parapet/fascia above the deep colonnade of the verandah.
- Graeme Gunn: *Haysom House*, 100 Back Beach Road, Portsea (HO472), 1985-86. A flexible design consisting of a series of timber-framed modular, square pavilions with hipped or gabled roofs.
- Ermin Smrekar: *Nicholas House*, 8 Merrylands Avenue, Portsea (HO480), 1984-86. A rendered masonry building with flat roof and a stepped U-shaped plan creating a jagged main elevation with angular walls and triangular pergolas supported on circular columns.

Previous Assessment

Graeme Butler & Associates, *Heritage District Heritage Study*, vol.1, 2001, Appendix 10 (potential heritage place) – identified as 'Isaacson & Davis House', 23 Mason-Smith Road, Balnarring Beach

?

Submission 001

Mornington Peninsula Heritage Review Area 4: Western Port and Hinterland

Recommendations

Heritage Overlay Schedule Controls

External paint controls	No	- ?
Internal alteration controls	No	✓
Tree controls	No	✓
Solar energy system controls	Yes	✓
Outbuildings and/or fences not exempt	No	✓
Prohibited uses	No	✓
Aboriginal place	No	✓

Extent of the Heritage Overlay

✓ The *Isaacson/Davis Beach House* at 23 Mason-Smith Road, Balnarring, is recommended for inclusion in the Heritage Overlay of the Mornington Peninsula Planning Scheme to the extent of the whole property as defined by its title boundaries.



✓ Recommended extent of the Heritage Overlay (red line)
(Source: Nearmap, January 2022)

Submission 001

MPSC Ref: A12288344

13 June 2023

Submission 001



**MORNINGTON
PENINSULA**
Shire

Dear [REDACTED]

Mornington Peninsula Shire Heritage Review – Protecting Places of Heritage Significance

Mornington Peninsula Shire is undertaking a review to identify and assess properties of heritage significance on the Peninsula that should be protected. The Shire is doing this review because it's required to identify, protect and enhance places of heritage significance under Section 4 (1)(d) of the *Planning and Environment Act 1987*.

The property you occupy at **23 Mason-Smith Road, Balnarring Beach** has been identified as a place of local heritage significance.

Enclosed is a draft citation which provides historical information and an assessment of why your property has heritage significance. The citation was prepared by expert heritage consultants – *RBA Architects & Conservation Consultants*.

Have your say

You're invited to have your say about whether the draft citation:

- is missing any historical information, or
- has any substantial inaccuracies that should be corrected.

Please provide your feedback **in writing** before **5pm on Friday, 28 July 2023** by:

- filling out a submission form online at:
www.mornpen.vic.gov.au/heritagereview (preferred)
- emailing us at strategic.admin@mornpen.vic.gov.au
(please use 'Heritage Review Submission' as the subject line)
- posting a letter to:
Team Leader, Strategic Planning
Re: Heritage Review Submission
Mornington Peninsula Shire
Private Bag 1000
Rosebud VIC 3939
- dropping a letter off at one of our Service Centres:
Mornington – 2 Queen Street, Mornington
Rosebud – 90 Besgrove Street, Rosebud
Hastings – 21 Marine Parade, Hastings

Contact the Mornington Peninsula Shire

☎ 1300 850 600
📧 mornpen.vic.gov.au
📧 customerservice@mornpen.vic.gov.au

By post: Private Bag 1000,
90 Besgrove Street, Rosebud VIC 3939
ABN: 53 159 890 143

Submission 004



**MORNINGTON
PENINSULA**
Shire

Consultation sessions

If you would like to talk to us in person about the draft citation, you can come along for a 20-minute one-on-one session with a Shire officer and representative of *RBA Architects & Conservation Consultants* on any one of the following sessions:

Session 1

Date: 11 July 2023
Location: Shoreham Community Hall (67 Byrnes Road, Shoreham)
Sessions: Morning – 10:00am to 1:00pm, or
Evening – 4:00pm to 7:00pm

Session 2

Date: 12 July 2023
Location: Tyabb Community Hall (1535 Frankston-Flinders Road, Tyabb)
Sessions: Morning – 10:00am to 1:00pm, or
Evening – 10:00am to 1:00pm

Session 3

Date: 13 July 2023
Location: Bittern Community Hall (2426 Frankston-Flinders Road, Bittern)
Sessions: Morning – 10:00am to 1:00pm, or
Evening – 10:00am to 1:00pm

Bookings are essential. Please call us on (03) 5950 1003 or email strategic.admin@mornpen.vic.gov.au to make a booking.

Next steps

After community consultation has finished, we'll review all written submissions and update draft citations as necessary before they are presented to Council for adoption towards the end of 2023.

At that time, Council will also decide whether to prepare an amendment to the Mornington Peninsula Planning Scheme to apply the Heritage Overlay (HO) to affected properties. The HO is a planning tool that's used to protect places of heritage significance from inappropriate development by requiring a planning permit to demolish, construct, alter or extend buildings or structures forming part of the property.

Amending the planning scheme is a legal process that takes about 12-18 months to complete. It includes a period of public exhibition during which anyone can view the amendment and make a written submission (including objections).

We'll send you written updates throughout the heritage review project and any future planning scheme amendment process. You can also receive updates by clicking 'follow' on our website: www.mornpen.vic.gov.au/heritagereview.

Submission 001

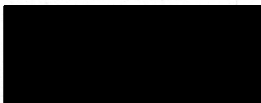


**MORNINGTON
PENINSULA**
Shire

More information

Visit our website at www.mornpen.vic.gov.au/heritagereview for all the information about the Shire's heritage review, including answers to frequently asked questions. Otherwise, call our Strategic Planning team on (03) 5950 1003 or email strategic.admin@mornpen.vic.gov.au.

Yours faithfully



Team Leader, Strategic Planning

Submission 001

Submission to Municipal Heritage Review – Area 4 and other places



Submitted on 18 June 2023, 1:27PM
Receipt number 1
Related form version 1

Full name [REDACTED]

Organisation

Postal address 23 Masonsmith Ave, Balnarring Beach [REDACTED]

Email [REDACTED]

Phone number/s [REDACTED]

Do you represent other people ? No

Who do you represent?

Have you attached written consent from these people for you to represent them? No

Written consent

In summary, my comments are :
We are the owners of 23 Masonsmith Rd Balnarring beach & support the proposal for protection the building as a place of local heritage significance, including a heritage overlay (HO)
We have a number of suggestions to both correct (minor) and improve the draft citation, including swapping the first (hero) image with another (Trevor Mein, from Wardle Studio website, and including simplified plan, and elevations, from the website or from Wardle Studio..Better photos that those of 2022.

I have provided detailed comments on the attached sheets Yes

Upload comments [230613 Mornington Peninsula Shire Heritage Review 23 Masonsmith ti markup.pdf](#)

Submission 001

Signature



[Link to signature](#)

Date

18/06/2023

Submission 002

Submission to Municipal Heritage Review – Area 4 and other places



Submitted on 29 June 2023, 6:15PM
Receipt number 2
Related form version 1

Full name [REDACTED]

Organisation

Postal address [REDACTED]

Email [REDACTED]

Phone number/s [REDACTED]

Do you represent other people ? No

Who do you represent?

Have you attached written consent from these people for you to represent them?

Written consent

In summary, my comments are :
Re 57 Parklands Ave, Somers, the citation states that the site had a general store servicing Lord Somers Camp. This is incorrect. Pott's Store was set up to " ... specifically cater for the migrant camp." (The Old General Store, Bruce Bennett 1997)

I have provided detailed comments on the attached sheets

Upload comments

Signature [REDACTED]

[Link to signature](#)

Submission 002

Date

29/06/2023

Submission 003

From: [REDACTED]
To: [Strategic Admin](#)
Cc: [REDACTED]
Subject: Heritage Review Submission — Higgins Fence and The Sheiling
Date: Friday, 30 June 2023 7:12:43 PM

[REDACTED]
Team Leader, Strategic Planning

I refer to the “Statement of Significance“, concerning the Higgins Fence and The Sheiling, which we have received.

There are a number of items in this document which require correction and amendment.

Firstly, The Sheiling was built to be the Broughton family home, not as a “weekender”. In fact, that has happened: eg during the 2nd World War, my mother, my sister and I lived there for long periods while my father saw war service. My mother lived at The Sheiling for much of her life, my father after he left his Sale parish lived there with my mother and I continue to live there most of the time.

Secondly, the plan shown on page 6 of the “Statement of Significance” document is not like the plan as built. There is no “U” shaped courtyard — there is possibly an “L” shaped courtyard. Also, usages and location of rooms in the published plan in many cases differ from the actual built plan.

Thirdly, there have been recent improvements to the Sheiling. We put in a new kitchen and added a laundry, all within the existing footprint, except for moving the kitchen porch. We put 14 solar panels on the main roof, replaced some windows in the north elevation and added a door to the east elevation.

WE DO NOT WANT A HERITAGE OVERLAY

All the family, including my children [REDACTED], who will inherit the property on my passing, have read the “Statement of Significance” and agree that we do not want a Heritage Overlay on the house, The Sheiling, or the old timber fence in Tucks Rd, the “Higgins Fence”. A Heritage Overlay may inhibit or delay future necessary alterations and repairs to the house and the fence. The family agrees that we will do what is reasonable to maintain the existing Higgins Fence.

[REDACTED]

Sent from my iPad

Submission 4

From: [REDACTED]
To: [Strategic Admin](#)
Cc: [REDACTED]
Subject: Heritage Review Submission: 59 King Street Flinders
Date: Monday, 3 July 2023 11:21:10 AM
Attachments: [59 King Street Flinders Heritage Response.pdf](#)

Attention [REDACTED]
Team Leader
Strategic Planning
Mornington Peninsula Shire

MPSC: Ref: [REDACTED]

Dear [REDACTED]

I refer to your letter and attached Draft Citation for 59 King Street, Flinders.

We have compiled a quick response to the Draft Citation and attached it to this email. I request you review our response document, and we have an urgent meeting to discuss the matter as we feel the Draft Citation is based on a photo from the edge of the property and many incorrect assumptions and statements that are inconsistent with the house and at odds with the house at 59 King Street. When we bought the house off Mabel Cooper, she spent an afternoon with us walking around the house, and she explained the changes and work she had done in her time so along with our experience of the house and her time using the house we can cover most of its history.

The house failed many years ago. All materials have failed. The structure and sub floor has failed, the reactive clays under the house have wrought havoc on the walls and structural members of the house, the stumps and the areas where the substructure is exposed have rotted away. The house has been temporarily stabilized with concrete pads. This is very temporary and will see the house through for the next year whilst we complete the new house design. The house is literally falling apart at the seams.

Some chronic issues with 59 King Street's design:

- The design, other than a quaint photo from the front gate retains zero merit, as a building that was added too a number of times. There is evidence in the plasterwork of relocated doors and windows between the northern bedroom and the living room which reinforce that there was once extended northern windows prior to the northern bedroom being added.
- The reality of accessing the bathroom and bedrooms 3& 4 via walking through the main bedroom is a constant intrusion for those walking through the main bedroom and those using the bedroom or the bathroom. If someone is in the bathroom the southern bedrooms, then have to wait until it is clear to access the living room.
- With no insulation in the ceiling or walls the house is freezing, generally many degrees cooler in winter than outside, in summer it can be many degrees hotter than outside.
- if you have 2 heaters on you can't turn on the kettle or the fuse trips. The house's electrics, plumbing does not go close to meeting modern standards. The 2021 fire saw the internals of the house removed.

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We have always had the intention to replace the house at 59 King Street with a new 2 story house, not as grand as the neighbours on each side but one that will fit in the streetscape, a home that is as energy efficient and a design that meets the 21st century design objectives. We are very passionate about sustainability and will ensure the new house is built to deliver a home for our retirement. Stuart Williams (Thomas and Williams) designed a house at 5 Glen Road, and we have engaged him to design a new house for 59 King Street. This process, whilst slowed by Covid has the base floorplan agreed and we are planning to submit the plans for approval this quarter.

59 King Street Flinders has never been featured on any heritage assessment of Flinders. This is for good reason. The house has failed, has little historic merit and is well and truly obsolete. Climate change requires that all housing is built to 21st century design standards and that energy efficiency, solar panels, integrated charging for electric cars and energy management all form a base for housing in the 21st century. The new house will include these elements as base criteria and look to take advantage of the views to Philip Island and Big left. The hedge has been restored along the northern boundary (replacing sections of shiny leaf) and we are planning to position the new house on a similar footprint to the existing house (~ 2 meters further into the front yard to allow for views to the southern waves). This will retain the front lawn area and hedges and provide a wider walkway down each side as the hedge beside the house suffers from lack of sunlight. We are not sure what to do with the pine trees along King Street. The upper tops of the remaining pine trees dangerous and at a minimum need to be trimmed down to the cypress tree level (power line level).

Can you please review the discussion paper and advise me on your availability to meet and discuss this matter. We are hopeful that with the detailed information on the house and the full understanding of the house's condition that the Draft Citation can be withdrawn from the process.

My contact details are:

[REDACTED]
[REDACTED]
[REDACTED]

Please let me know when it suits you to catch up and I will look forward to discussing the matter further.

Yours Sincerely

[REDACTED]

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59 King Street, Flinders

Response to the Mornington Peninsula's recent consideration of draft citation for the house.



To say receiving the letter dated June 13, 2023 from the Mornington Peninsula Shire was a shock is an understatement, the house has never been listed on previous heritage assessments by the Shire or the previous Shire of Flinders. It has no heritage value and is past its useful life. All materials in the house are rusting, rotting and beyond restoration. The house is in a state of literally falling down.

The purpose of this document is to work through the issues raised in the report and provide commentary as to why 59 King Street, Flinders has no heritage value and is not a place of significance.

This paper details the dilapidated condition of the building and the inconsistencies with the draft citation tabled origins of the house. My suggestion is that rather than taking photos from the street that any property under consideration should be properly inspected and the owners should be consulted prior to the shire tabling heritage reports. As owners we have a long association with the property and the benefit of time with the previous owner and the history during her ownership.

We propose that we get together with council's planner and discuss the matter urgently.

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Executive Summary:

59 King Street Flinders has been owned by us for 21 years. The property was purchased to build a new residence for our retirement. A process that was slowed by covid and a fire in 2021.

The house is structurally unsound and has been temporarily bandaged up year by year. The building has no insulation, has asbestos sheeting in the bathroom and kitchen and all materials in the house are dilapidated. The wiring, cladding, plumbing, roof, gutters, flooring and substructure are all beyond repair. The south section of the house is physically separating from the centre section of the house following 60 years of neglect of the substructure. The south section had less than 25% of its stumps in place and had dropped 400mm with the wall movement 100mm at the top (rotating from the floor). This has been temporarily held with long bolts and a tie rope to the chimney. (the only structure not actually falling down in the building).

The defects will be listed and explained in this paper with photos of the condition of individual elements.

Statement of Significance:

- **History:**
 - The draft citation states that the property was subdivided from the original block owned by Taylor (1864) with Taylor's original house located on 41 King Street. The house at 41 King Street is still in place and has been well maintained.
 - The draft citation states the property was purchased in 1933 and the house built in the same year, potentially having been sourced partly in Scotland.
- **Response:**
 - The draft citation notes a reference town not being found in Scotland; the history outlined is not consistent with the building's structure nor is the tabled timeline plausible:
 - to purchase and settle the site,
 - Negotiate, buy and ship some of the materials for the house from Scotland (shipping would take at least 6 months) and
 - Build the house at 59 King Street – all in 1933. The all would take a couple of years at minimum.
 - The house is extremely modest and has no extravagant features. You can see the light fittings in the photos. The kitchen benches are timber and blue laminex (presumably from the 1960's 70's. the cupboards are lightweight masonite doors and trims. There are some cupboards that had extra cladding put over the surface (we assume this was left over from other jobs as it varies through the house – all extremely basic. (The dresser in the dinning room has a glass top – assumed to be added by Mabel as its fit is not great).
 - The architraves are basic 60's hardwood profiles, potentially added when the plaster was updated. The picture rail in the added bedrooms is a different profile to the original centre rooms.
 - The windows are all irregular shapes and sizes consistent with the bedrooms being added at different times.
 - The roof structure looks like the northern bedroom and the southern bedroom (next to the bathroom) has different structure to the central square original building. This is consistent with the original bedroom and bathroom being expanded sometime in the 40's or 50's to take the house from 1 to 3 bedrooms.
 - The 4th bedroom was added by Mabel, The roof metal of bedroom 4 is steel bondek. Bondek was not available until the mid 60's at the earliest.

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- The northern bedroom is accessed off the living room. The main bedroom is also accessed off the living room. To access bedrooms 3 and 4 on the south side you need to walk through the main bedroom, then via the bathroom, into the bedroom 3 and finally bedroom 4 is accessed via bedroom 3. All consistent with these rooms being added later and not part of a functioning layout as all people wanting to access the bathroom or bedrooms 3 and 4 need to walk through the main bedroom.
- **Building Structure:**
 - No shiplap boards, no galvanized steel, no evidence of prefabrication of any element in the house.
 - The building has Tasmanian oak studs and flooring, plaster sheeting on the walls and patchwork cladding on the outside, the doors are all standard timber doors, architraves, and the features more consistent with a local house built in the 50's and renovated in the 60's 70's.
 - The house when bought by Mabel was very rundown, a 4th bedroom was added and the house was reclad in the 50's and the roof corrugated iron replaced in the 70's
 - The blue kitchen benches were added in the 60's or 70's, there was matching blue carpet in the bathroom and kitchen, but this was removed following the 2021 fire.
 - In 2021 there was a fire at the house, the entire inside of the house was affected with smoke damage, black acrid smoke permeated everything resulting in all electrical features, lights, switches etc damaged and replaced with temporary fittings until the place is replaced with a new house.

Previous Owner, Mabel Cooper, 1950's to 2001:

- We purchased the house off Mabel Cooper. Mabel bought the house in the 1950's and made the following changes:
 - A fourth bedroom was added in the southwest corner of the house,
 - The toilet was incorporated into the bathroom.
 - The walls of the bathroom were changed to add a painted fake tile appearance on asbestos sheeting.
 - The house and shed were reclad in the 50/60's to have the entire house match.
 - The roof corrugated iron was replaced in the 1970's
 - Internal walls were removed in the dining / living space and the wood stove was removed and electric stove was added.
 - The removal of the internal wall removing the tie to the chimney and contributing to the southern section separation.

The main feature that remained was the fireplace which Mabel thought was the best feature of the house. While the chimney appears structurally sound the mortar at the base of the fireplace has failed. Mabel was in her 90's and had hardly used the house for the 20 years prior to the sale to us. She sold the furniture in the house to us for \$1. Some of which we kept until the 2021 fire – all of which was disposed of post fire.

The photo from Georges Road looks quaint from a distance, a closer look at the veranda and house discovers the truth that they are both beyond repair.

The cladding has been painted endless times, shutters have been stripped and rust treated (twice during our period of ownership), the rust, and most recently even through rust treated enamel paint the rust returned within 6 months and there are many sections where if you lean or push on them you create a new hole.

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The balustrading on the south edge of the veranda fell off during the auction and the remainder regularly falls apart and is tacked back together. The gate also fell off. There are centimetre gaps throughout the timber supports.

The veranda boards have been repaired numerous times and are totally weathered. The concrete stairs have been propped up but had fallen back against the stumps dragging the front of the veranda down.

I could go on; the house has no insulation and is falling apart – it has been for the last 21 years that we have owned it. When we bought it, we temporarily filled the mouse holes and painted the walls and ceiling bright colours, however the house was gone then and whilst we have patched and patched it, it has always been with the intention of removing the house and building a new house for our retirement.

A modern house that reflects the 21st century design principles:

Buckminster Fuller's quote *"To change something, build a new model that makes the existing model obsolete."* Has never been truer that with 59 King Street, Flinders. The house was built when electricity was cheap, design was focussed on separate rooms and materials choices were based on cost. 59 King Street's design is obsolete as are all materials well past their design life.

Prior to Covid we engaged an architect, Stewart Williams and plan to lodge a permit application to replace the house with a 2-story house (as both neighbours have). A house that has 5-star energy rating and one that appropriate to living in the 21st century. The house will include solar panels, modern glazing, thermal walls (rammed earth)... the current house has gaps of more than 50mm under and on top of doors as they have been modified to cope with the ongoing decline of the substructure. It is critical that housing responds to climate change and as owners we understand the urgency of each building to be as energy efficient and to be as self-sufficient as it can be with regard to energy and thermally efficient walls and ceiling.

The house reached the end of its life many years ago. This building requires a new word that is further gone than dilapidated! Dilapidated may indicate that with some work the house could be restored, in the case of 59 King Street the house as zero potential for restoration. It has totally failed. Unlike the Drill Halls mentioned below 59 King Street has no historic value nor any structural materials on which to re-establish the house to meet 21st century design standards. It has never been included on any heritage assessment conducted in Flinders as it has no heritage value. A set of photos has been included to demonstrate the decrepit nature of the house.

Background on Owners

As owners of both the [REDACTED] and the [REDACTED] in [REDACTED] we are dedicated to the ongoing preservation of heritage buildings and have ensured both buildings have been sensitively preserved.

In the case of East Melbourne, the use of the main hall has been converted to offices as a single space with lightweight partitions to define areas, but the volume maintained.

With the [REDACTED], the building was adapted to residential housing in 1997/98. The original orderly room has undergone ongoing adaption to ensure it continues as a viable building that is both preserved and valued.

The adaptation produced an excellent result, the building has been enjoyed for the last 25 years as residential homes. It has been included in print articles highlighting the sensitive conversion to residential homes. It is also featured on the local heritage societies 6 month walk program where people are able to access the interior and see the buildings many features.

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Living and working in Heritage buildings, we very much value heritage and the preservation of significant buildings.

In the case of 59 King Street Flinders it has no significance, the building has no heritage value and is dilapidated beyond repair. The house having no connection to the updated streetscape, has extensive failed structure and materials. The current building has no potential to be adapted to meet current design standards.

A new building is planned in its place. One that meets current 5 Star design standards, a building that will set the site for the next hundred years.

Exterior Photos.



Wide Gaps are throughout the house, vertical cracks in the cladding



Cladding totally at the end of life. Patched extensively, rusting from both sides.

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Extensive rust to all cladding. Roof leaks and has extensive holes.



Gutters and drainage dilapidated.



Various patching to exterior cladding to cover rusted out sections.

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Substructure, stumps, bearers, and beams failed. Temporary concrete blocks to stabilize a 12 – 24 month proposition at best as the reactive clay soil moves up and down depending on seasonal moisture.



Temporary flashing to cover large rust area, 4 stumps, including latest temporary support with concrete pad sitting on surface. Extensive rust on cladding and bottom section falling off.

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Substructure totally failed.



Veranda timber totally failed.



Timbers have been temporarily propped up, but you can see the condition of the timber – it has failed.

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Extensive failure of structure – joints 5mm – 50mm separations. Rotting timbers, total failure.



Entire front section failed, and temporary section added to replace rusted section. Balustrading totally failed.

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Extensive rust throughout cladding. Rotten lining boards are crumbling away under the leaking ceiling.



Miss aligned structure supports.

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Roof Structure:



Temporary bolts and ties holding roof together – significant failure of beams with temporary supports added to support roof tin (also failing).

The right photo is also a useful phot in that it shows the former roof line battens of the centre square.

The left photo shows the change in the ceiling structure, on the right north south and on the left east west roof battens.



Additional bracing props to temporarily lock up the roof structure.

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Trees King Street:

Pine trees are at the end of their life – (our understanding was that pines and cypris are considered weeds by the council as they are not native plants) – the entire street has largely removed the pines. The pines have exceeded their life and are a twisted mess of limbs. Photo's show recent fallen limbs – we do not allow any parking below the pines as the drop limbs regularly. United Energy have the trees on their watch list as a medium priority (6 months checks).



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Note the sections of tree limbs that have fallen down compared to the 1990's photo.



Photo taken just prior to covid lockdown. During Covid the house was painted with rust treating enamel paint to try and hold the rust – sadly the rust started reappearing through the new paint within 6 months. There are significant areas where major sections of the pine trees have fallen. One of them creating \$12k of damage.

Note there is no garden, we planted a couple of agapanthus and lavender bush, the lawn is 80-90% weeds. We also replanted the northern hedge trees as there was a large section of dead hedge trees when we bought the property.

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Photo's Interior, Post 2021 fire:

Smoke damage occurred across the entire house. All carpets, fittings and electrics were removed.



Dinning Room



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Dining and Living Room



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Bedroom and Kitchen



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Dining and Kitchen



Bedroom

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Light fittings in the Bedroom and Lounge



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Bathroom light.



Central ceiling structure failure.



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Separation of the southern rooms from the centre rooms.



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From: [REDACTED]
Sent: Tuesday, 1 August 2023 10:48 AM
To: [REDACTED]
Subject: 59 King Street Flinders Heritage Response
Attachments: 59 King Street Flinders Heritage Response.pdf

Follow Up Flag: Follow up
Flag Status: Completed

I remain very concerned about 59 King Street having any and am keen to provide as much information to demonstrate that the house has no cultural significance and should be removed from the current heritage review. The process has effectively put on hold our work with our architect for the replacement home. It feels like our property has been hijacked by a process based on incorrect guesses as to the history for the house that has no basis in fact or fabric, with us as the owner having to do extensive work to provide the accurate information to council.

I have added a section on the local context to my discussion paper. I reflected over the week as to how each of the properties local to 59 King Street in the 1957 aerial photo have been demolished and replaced and also the significant amount of new housing that have been built in Georges Rd since we purchased 59 King Street in 2001. Both Georges Rd and King Street have an eclectic mix of houses (post 1950's - 2023) with no cohesive type of housing and no connection between any of the houses, the local community or the history of Flinders.

I thought it would be helpful to document the houses in Georges Rd and reinforce the lack of connection between the houses.

In respect to the housing in the 1957 aerial photo – all the houses have been replaced. As noted it is time to replace 59 King Street with a new house that is designed to meet the needs of us as owners, a house that has a 5 star energy rating and a house that takes advantage of the views to the ocean. Each of the immediate neighbours of 59 King Street has replaced former dwellings with 2 story houses that have been built to 21st century design codes. Filled with light and taking advantage of the views. The prime motivator of us purchasing the 59 King Street property was to build a similar house for our retirement.

The 1957 photo shows extensive pine trees (more than 100) along King Street and in Gold Links Rd – with the exception of 2 houses these have all been removed.

The trees in King St and Georges Road include native trees, palm trees, pine trees and, as with the housing, an eclectic mix of vegetation that have no cohesive plan or streetscape design. They represent the individual selections of each owner without consideration of an overall streetscape.

I have included a series of photos that show each of the houses in Georges Rd and a number of shots showing the view down the street. Each photo was taken from the road and shows the view of each house. There are currently 4 houses under construction, 10+ houses that have been built in the last 10 years, a further 6 that have been built from 2000 – 2010. i.e more than 70% of the houses have been reconstructed in the time we have owned 59 King Street. The remainder of the houses appear to have been built from circa 1960 – 2000. Whilst many of the houses individually have appeal, many do not and none of the area's houses would meet the Burra Charter's "irreplaceable and precious" criteria. Each house is a private residence that I assume is relevant to the individuals who live and use them. None of the houses has a history of community use. Nor do they have any unique design elements that are irreplaceable and precious.

The RBA report has a photo of 59 King Street from King Street, it shows the delapidated fence, 60's addition, Bedroom 4 and pine trees at the end of life. The additional Georges Rd streetscape photos in the report show the hedge the full length of the block, there are no views of the house from anywhere in Georges Rd.

Can you please send this updated document to RBA. If it is helpful, I can put together a similar set of photos for King Street. With King Street the houses are separated by fencing, trees and as with Georges Rd have little or no connection with the street or each other. I am happy to provide any information if needed or helpful.

Kind Regards

[REDACTED]

Below is a copy of the new section added to the discussion paper.

Georges Rd Streetscape

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59 King Street has no connection to the Flinders community or local houses. Each of the local houses have been demolished and new house built to provide comfortable houses built to modern standards.

The 1957 Aerial photo provides a strong reinforcement to this with all owners replacing the houses in the photo with new houses that meet 21st design standards, structural integrity, insulation, solar orientation, appropriate fabric for seaside location.

There is no cohesive pattern to the streetscape – more than 90% of the houses have been replaced. King Street has an equally eclectic mix of styles and building types.



Georges Rd street view of 59 King Street property. Zero connection of the house to the streetscape. There are no views of the house from anywhere in Georges Road.

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Georges Rd
Streetscape
House Photo's
Majority of house
constructed in the
last 20-30 years.

Neighbour's to
59 King Street
both constructed
in the last 10 years

Submission on 4

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59 King Street, Flinders

Response to the Mornington Peninsula's recent consideration of draft citation for the house.



To say receiving the letter dated June 13, 2023 from the Mornington Peninsula Shire was a shock is an understatement, the house has never been listed on previous heritage assessments by the Shire or the previous Shire of Flinders. It has no heritage value and is past its useful life. All materials in the house are rusting, rotting and beyond restoration. The house is in a state of literally falling down.

The purpose of this document is to work through the issues raised in the report and provide commentary as to why 59 King Street, Flinders has no heritage value and is not a place of significance.

This paper details the dilapidated condition of the building and the inconsistencies with the draft citation tabled origins of the house. My suggestion is that rather than taking photos from the street that any property under consideration should be properly inspected and the owners should be consulted prior to the shire tabling heritage reports. As owners we have a long association with the property and the benefit of time with the previous owner and the history during her ownership.

We propose that we get together with council's planner and discuss the matter urgently.

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"To change something, build a new model that makes the existing model obsolete."

Buckminister Fuller

Contact Details:



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Executive Summary:

59 King Street Flinders has been owned by us for 21 years. The property was purchased to build a new residence for our retirement. A process that was slowed by covid and a fire in 2021.

Council's planner has explained that RBA were engaged to provide an assessment of properties across the Mornington Peninsula and that the Burra Charter principles were being used as the basis of their assessment. The assessment of 59 King Street was based on viewing the property from the street. This method has resulted in a review that is not based on the house at 59 King Street.

When reviewed the Burra Charter and the statements made about cultural heritage the house fails the these criteria. 59 King Street has never been a public house, it has been a private house surrounded by a hedge on 3 sides and pine trees to King Street. Like all of the other neighbouring houses the house was built to meet the design standards of the 1930's-1950's, All of the neighbouring houses have subsequently been replaced with new houses that reflect current design and the changing environment.

The draft citation prepared by RBA Consultants makes many assumptions about the house which are incorrect and have led to a draft citation for the house that is based on incorrect assumptions. A summary of the assessment criteria listed in the Burra charter and a response on the categories has been included in this report.

A critical element of preserving houses is that they have merit in being preserved and that they have an ongoing use.

- The house is not irreplaceable and not precious, it has been modified extensively and its design is not fit for ongoing comfortable living.
- The house has never had any connection to the Flinders community, nor has it been important to the history of Flinders.
- The house's original design (a rectangle with individual rooms) has been added to progressively, the original fabric has been replaced with plaster walls, new outer walls clad, corrugated iron changed, all of which have reached end of life.
- The house has not been maintained and is beyond restoration or repair.
- The added southern rooms and eastern veranda are falling away from the original central building. The substructure of both is beyond repair.
- The house totally fails all environmental design criteria, as a residential house the amenity of the owners who live in it remains the main criteria for the house. Unless Council has plans to recreate the house as a museum the future for the property will remain a residential property for the owners to live in.
- Climate Change urgently requires that every house is designed to minimise its environment impact.

The house is structurally unsound and has been temporarily bandaged up year by year. The building has no insulation, has asbestos sheeting in the bathroom and kitchen and all materials in the house are dilapidated. The wiring, cladding, plumbing, roof, gutters, flooring and substructure are all beyond repair. The south section of the house is physically separating from the centre section of the house following 60 years of neglect of the substructure. The south section had less than 25% of its stumps in place and had dropped 400mm with the wall movement 100mm at the top (rotating from the floor). This has been temporarily held with long bolts and a tie rope to the chimney. (the only structure not actually falling down in the building).

The main defects have been listed and explained in this paper with photos of the condition of individual elements.

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Statement of Significance:

- **Draft Citation, RBA Consultants:**

- The draft citation states that the property was subdivided from the original block owned by Taylor (1864) with Taylor's original house located on 41 King Street. The house at 41 King Street is still in place and has been well maintained.
- The house is described as an unusual, eye-catching interwar domestic composition. This statement is incorrect. The reality of the house is that it is a failed structure that has had numerous additions over its history. The house has not been used as a meeting place or a place used by the community – it is a private home sitting behind a hedge.
- The purported history attributed to house as a prefabricated steel house from Scotland is inconsistent with the fabric of the house and the history of the 59 King Street.
- The fact that the owner was a lawyer who played golf and his wife was a wealthy Toorak socialite has no relevance to the 59 King Street house. This description would cover thousands of homes on the Mornington Peninsula. The house is extremely modest and was reconfigured and extended a number of times.

- **Burra Charter:**

The Burra Charter has been referenced by council's planner as the basis of the draft citation along with a mention in 2001 (unknown to us as owners) and a phone call from a person who likes the look of the house. Council was asked if there was any further information regarding the history or significance of 59 King Street and there was nothing on file.

The Burra Charter states.

"Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious."

- The house at 59 King street does not meet any of these criteria.
- The house has been a domestic house and has passed its useful life, the entire structure and materials have failed. The house was designed and expanded to meet the needs of a couple and then Mabel.
- All of the house's fabric has been progressively changed and the fabric that remains is well past the end of its life. The house does not provide a base that can be conserved or restored. The house is certainly replaceable and in no way is it precious. When considering the preservation of a building the building must have a use that enables it to continue. In its current design and its 100% deteriorated condition the house has no potential for restoration or adaptation. It is obsolete.
- As a home it has not played any part in the history of Flinders, nor does it have any cultural significance to the town or the towns community. It has been separated from the community by the hedge which surrounds the property on 3 sides and the aging pine trees to King Street. The community has no connection with the house. All local neighbours have replaced their houses with new houses that meet the needs of each owner and the changing environment over the last 30 years.

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The following are key aspects highlighted in the Burra Charter:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

The arial photo in the draft citation is referenced as a 1957 photo. The photo appears to have been taken prior to the eastern veranda and 4th bedroom being added.

As owners we are strong supporters of the importance of retaining Victoria's heritage tradition, however, the draft citation interpretation of 'Cultural Significance' is in contradiction to the house and inconsistently applied and misaligned with the principles of the Burra Charter. There is no case for the building being one of cultural significance to Flinders or the wider community.

Historic: The house and property have no historic significance to Flinders community. Flinders has a number of historic places, the recently listed pier, the cable hut and infrastructure. Flinders was originally a southern harbour for local fisherman, Flinders has historically included a wide range of accommodation, a caravan park, rooming houses and a small local community strip with a number of shops. The hotel, bakery and a number of buildings, including St Johns Church, Bass Lodge and Drik Drik are all important historic places of cultural significance. Whilst many people stop and take photos of the captain Neptune carving next door – no one has ever taken a photo of 59 King Street.

The original house at 59 King Street was built for a couple who came and went and had the house for 22-23 years. Mabel Cooper then purchased the house and modified it to suit her needs. She extensively modified the house through the 50's, 60's and 70's. For the last 20 years of Mabel's ownership the house no longer met Mabel's needs and was not used or maintained. We purchased the house with plans to rebuild a new house for our retirement. We are in our late 50's and nearing retirement.

Significantly all houses shown in the arial photo, with the exception of Bercot ([REDACTED]) where a new house was built on the eastern part of the property, have been replaced with new houses as their owners set up modern houses for their retirement, houses that reflect the environment of today. Each of them replaced better houses than 59 King Street. Each of the designs reflect the needs of homeowners in the 21st century.

Scientific: No relevance, the materials of the current fabric have all failed.

Fabric:

Walls: current cladding was added in the late 1950's or 60's. it is rusted and well past end of life. The Tasmanian oak studs are presumed ok but unremarkable and the subfloor is rotten with more than 75% of the stumps have fail.

The roof tin was installed in the 1970's and has been patched many times, it leaks and has rust in many areas.

The interior was subjected to a fire in 2021 and has been gutted, all carpets, light fittings, electrical items and furniture have all been removed.

There is no fabric in the building that can be restored or maintained. The building has failed.

Submission 4

Conservation: the house has never been conserved. As fabric failed it has been replaced with the materials available at the time. There is nothing left to conserve – it is all rusted or rotten. The planner mentioned that the house’s condition does not matter, nor does the inside of the house matter. It matters to us. We need to live in the house, it is staggering to think that the function of the house is not important in the assessment of the house. Planning relies on each building or place having a compatible use. As users of the house for the last 20 years and for the next 40 years the house needs to provide a comfortable home that is designed for life in the 21st century and protects the users as the climate continues to get warmer and electricity more costly.

Maintenance: The house has been patched and held together in endless temporary fixes. It has failed. There is no fabric to maintain. The timber has all rotten, weathered and failed as have the plumbing, wiring and all aspects of the house.

The Burra Charter states that places of cultural significance should not be put at risk – this has never been seen as a special place, never accessed by the wider community and as a rundown building it has not been maintained for more than 40 years. The statements made in the draft citation are incorrect. The identification in the draft citation as a steel house imported from Scotland is incorrect as is the description of an intact interwar house.

As the house design and function no longer satisfy the basic needs of a 21st century home there is nothing able to be preserved or deterioration stopped. It is 100% dilapidated.

Adaptation: the current design and fabric of the house does not provide a basis for adaptation. The existing use and proposed use is as home, the home needs to reflect the needs of a 21st century house. It needs to be warm in winter and cool in summer as a fundamental base design element. It also needs to have solar panels and a small environmental footprint.

Use: The Burra Charter that the heritage buildings and places need compatible use. In the case of the house at 59 King Street the use has been historically a domestic house, for the place to remain as a domestic place the current house is not compatible with living in the 21st century.

2.3: Use: A conservation policy should identify a use or combination of uses, or constraints on use, that are compatible with the retention of the cultural significance of the place and that are feasible.

2.8: Future developments: The conservation policy should set guidelines for future developments resulting from changing needs.

3.2.2: Client, owner and user requirements and resources: Investigate needs, aspirations, current proposals, available finances, etc., in respect of the place.

Submission 4

The house fails all Australian design guidelines and standards. The ongoing use of the house as a domestic home is not feasible. As owners we have avoided spending any money on the existing house as it is impossible to adapt the design and the fabric of the building to achieve a house that meets the changing needs / aspirations of us as property owners and occupiers.

A history of additions and change:

The house has been added to as follows:

Pre-war (WW2):

Original house was a rectangular 1-bedroom structure with living / dining / kitchen and bathroom.

- The draft citation states the property was purchased in November 1933 and the house built in 2-3 months, potentially having been sourced partly in Scotland.
- There is no structure or fabric that supports this statement. The timing suggested in the report is impossible.
- The draft citation notes a reference town that could not be found in Scotland; the history outlined is not consistent with the building's structure nor is the tabled timeline plausible:
 - to purchase and settle the site,
 - Negotiate, buy and ship some of the materials for the house from Scotland (shipping would take at least 6 months, building a further 9-12 months) and
 - Build the house at 59 King Street – all in 3 months. The all would take a couple of years at minimum. The report uses the words “purported”, “if confirmed” “interwar”... “atypical presentation conceivable stems from its design as a prefabricated building in Scotland” “which may be original”.... unfortunately, the fabric and history of the house are at odds with each of these statements.

Post war (WW2)

2 bedrooms were added (bedroom 2, north side, bedroom 3, south side. The roof structure was modified to add a northern and southern gable.

Front Veranda, the veranda is a separate structure which has been added post the 1957 arial photo.



Submission 4

Previous Owner, Mabel Cooper, 1950's to 2001

Changes by Mabel Cooper:

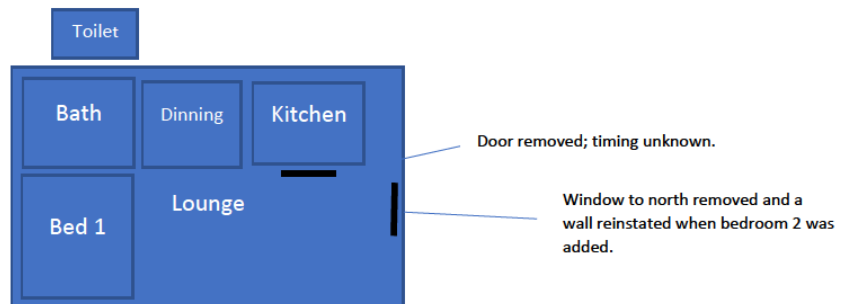
- **Commentary:**
 - The house is extremely modest and has no extravagant features. The photo's show the light fittings, now removed post the 2021 fire. The kitchen benches are timber and blue laminex (presumably from the 1960's 70's. the cupboards are lightweight masonite doors and trims. There are some cupboards that had extra cladding put over the surface (we assume this was left over from other jobs as it varies through the house – all extremely basic. (The dresser in the dinning room has a glass top – assumed to be added by Mabel as its fit is not great).
 - The architraves are basic 60's hardwood profiles, potentially added when the plaster was updated. The picture rail in the added bedrooms is a different profile to the original living and dinning rooms.
 - The windows are all irregular shapes and sizes consistent with the bedrooms being added at different times.
 - The roof structure looks like the northern bedroom and the southern bedroom (next to the bathroom) has different structure to the central square original building. This is consistent with the original bedroom and bathroom being expanded sometime in the 40's or 50's to take the house from 1 to 3 bedrooms.
 - The 4th bedroom was added by Mabel, The roof metal of bedroom 4 is steel bondek. Bondek was not available until the mid-60's at the earliest.
 - The northern bedroom is accessed off the living room. The main bedroom is also accessed off the living room. To access bedrooms 3 and 4 on the south side you need to walk through the main bedroom, then via the bathroom, into the bedroom 3 and finally bedroom 4 is accessed via bedroom 3. All consistent with these rooms being added later and not part of a functioning layout as all people wanting to access the bathroom or bedrooms 3 and 4 need to walk through the main bedroom.
- **Building Structure:**
 - No shiplap boards, no galvanized steel, no evidence of prefabrication of any element in the house.
 - The building has Tasmanian oak studs and flooring, plaster sheeting on the walls and patchwork cladding on the outside, the doors are all standard timber doors, architraves, and the features more consistent with a local house built in the 50's and renovated in the 60's 70's.
 - The house when bought by Mabel was very rundown, the 4th bedroom was added, and the house was reclad in the 50's and the roof corrugated iron replaced in the 70's
 - The blue kitchen benches were added in the 60's or 70's, there was matching blue carpet in the bathroom and kitchen, but this was removed following the 2021 fire.
 - The east veranda is totally separate structure to the original house and was added following bedrooms 2 and 3.
 - In 2021 there was a fire at the house, the entire inside of the house was affected with smoke damage, black acrid smoke permeated everything resulting in all electrical features, lights, switches etc damaged and replaced with temporary fittings until the place is replaced with a new house.

Submission 4

Simple Layout: 1930's

Based on the roof and floor structure the original building was a central rectangle with a pitched roof.

None of the original fabric is in place – the material is unknown. It is assumed the brick chimney, hardwood floor and wall studs are original. The chimney supports the lounge fireplace and must at some time had a wood stove in the kitchen. There is a structure for a doorway between the kitchen and the lounge (plastered over). There is also structure for additional windows (also plastered over) on the north wall of the lounge (this must have been done when bedroom 2 was added).



Internal Plaster changes:



Covered up window between Lounge and Bed 2



Covered door to Kitchen.

With the addition of Bedroom 2 the window was covered with plaster to create a solid wall.

When the kitchen was updated in the 60's the door beside the fireplace was plastered over.

Submission 4

1940's / 50's

Addition of north and south bedrooms, gable roof sections added to extend the roof above each new bedroom.



1940 / 50 Additions

Bed 2 and Bed 3

Bedroom 2 and Bedroom 3 have the following different fabric elements:

Floorboards: 11cm wide [original rectangle 13.5cm]



Vents: Vents on the walls that adjoin the rooms from the original rectangle have vents, in bedroom 2 the vent is not continuous between the living and the lounge. Below the lounge northern vent there is a window that has been covered over with plaster to create a continuous wall rather than an internal window to the added bedroom.

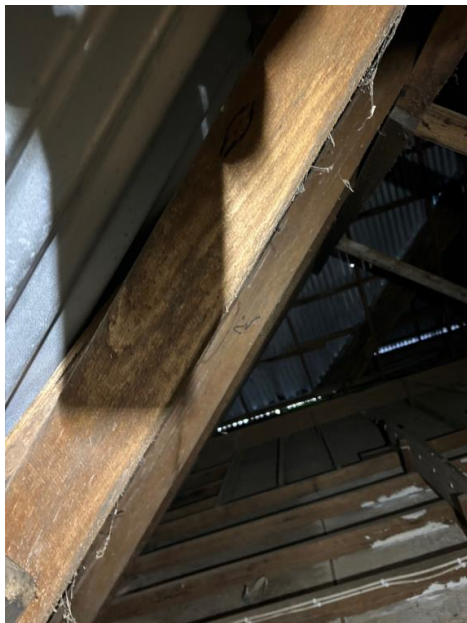
With Bed 3 the vents in Bedroom 1 (non-continuous to Bed 3, Bed 3 has a wardrobe on the south side of the Bed 1 vent. The bathroom vent has solid plaster wall in Bedroom 3.



Vents in Bed 1 and Bathroom, Both vents are redundant and have no corresponding vents in the adjacent Bedroom 3.

Submission 4

Roof Structure: The ceiling joists for Bed 2 and bed 3 have been constructed with a north south orientation whereas the original rectangle ceiling joists are were constructed with an east west orientation.

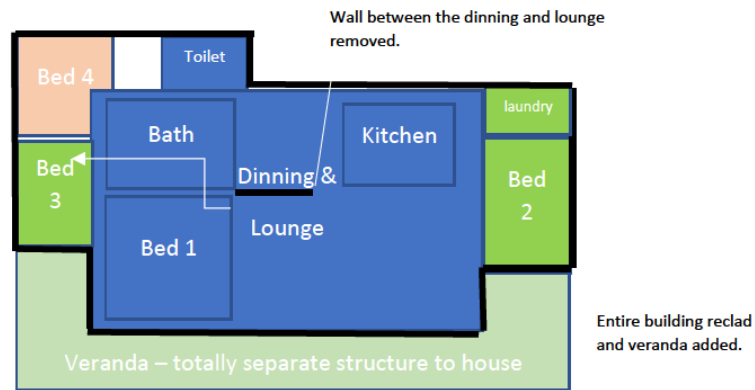


Notice bowing of the rafters -circa 50mm deflection.

Submission 4

Late 1950's / 1960's

- We purchased the house off Mabel Cooper. Mabel bought the house in the 1950's and made the following changes:
 - A fourth bedroom was added in the southwest corner of the house,
 - The toilet was incorporated into the bathroom.
 - The walls of the bathroom were changed to add a painted fake tile appearance on asbestos sheeting.
 - The house and shed were reclad in the 50/60's to have the entire house match.
 - The roof corrugated iron was replaced in the 1970's
 - Internal walls were removed in the dining / living space and the wood stove was removed and electric stove was added.
 - The removal of the internal wall removing the tie to the chimney and contributing to the southern section separation.



Addition Front Veranda



Photos of the veranda centre, photo on right showing external wall with veranda joist connected on the outside of the wall studs and cladding.

Submission 4



Photo looking south showing the veranda centre section connection to the original house rectangle. Significant water damage to structural timbers with roof truss members bowing 25 – 30mm. Structural timbers, joists and studs all Tasmanian hardwood.

Veranda timbers Oregon and Tasmanian hardwood joists.

1970's the roof tin was replaced.

2021 House Fire – entire inside of the house was gutted, all fixtures and electrical elements were damaged and removed.

Submission 4

A house past the end of its life

The main feature that remained was the fireplace which Mabel thought was the best feature of the house. While the chimney appears structurally sound the mortar at the base of the fireplace has failed. Mabel was in her 90's and had hardly used the house for the 20 years prior to the sale to us. She sold the furniture in the house to us for \$1. Some of which we kept until the 2021 fire – all of which was disposed of post fire.

The photo from Georges Road looks quaint from a distance, a closer look at the veranda and house discovers the truth that they are both beyond repair.

The cladding has been painted a number of times, shutters have been stripped and rust treated (twice during our period of ownership), the rust, and most recently even through rust treated enamel paint the rust returned within 6 months and there are many sections where if you lean or push on them you create a new hole.

The balustrading on the south edge of the veranda fell off during the auction and the remainder regularly falls apart and is tacked back together. The gate also fell off. There are centimetre gaps throughout the timber supports.

The veranda boards have been repaired numerous times and are totally weathered. The concrete stairs have been propped up but had fallen back against the stumps dragging the front of the veranda down.

I could go on; the house has no insulation and is falling apart – it has been for the last 21 years that we have owned it. When we bought it, we temporarily filled the mouse holes and painted the walls and ceiling bright colours, however the house was gone then and whilst we have patched and patched it, it has always been with the intention of removing the house and building a new house for our retirement.

Electricity Profile

The design, construction and material composition of the building makes it inherently inefficient in energy usage. This is particularly due to the energy required to heat and cool the building and exacerbated by building materials that are poor insulators.

Average electricity usage for a property in Victoria is 4,615 kWh/annum or \$3-\$5 per day.

Average daily usage for the 59 King Street is \$10-15 per day, or if used in its current design and configuration as a retirement home it would have an annual average over 5 times the Victoria average.

The building does not meet the design standards for modern living. The excessive costs of cooling and heating the property demonstrates the significant economic impact of continuing the support of the house in its current condition, this will be further increased with the 25% increases in energy pricing being applied across the Victorian energy retailers and also the extended environmental impact of using this amount of externally sourced power has to the broader community.

This electricity usage equates to approximately 50 Tonnes of CO₂¹ per annum.

Indicative annual energy generation from solar panels on the new home flat roof is 9,000 kWh. Pending energy storage and usage patterns, this will cover up to 84% of the building's electricity needs and reduce annual CO₂ generation by 40+ Tonnes per annum.

¹ P19. Victorian Greenhouse Gas Emissions Report 2018.

Submission 4

A modern house that reflects the 21st century design principles:

Buckminster Fuller's quote "*To change something, build a new model that makes the existing model obsolete.*" Has never been truer than with 59 King Street, Flinders. The house was built when electricity was cheap, design was focussed on separate rooms and materials choices were based on cost. 59 King Street's design is obsolete as are all materials well past their design life.

Prior to Covid we engaged an architect, [REDACTED] and plan to lodge a permit application to replace the house with a 2-story house (as both neighbours have). A house that has 5-star energy rating and one that appropriate to living in the 21st century. The house will include solar panels, modern glazing, thermal walls (rammed earth)... All in contrast to the current house which has gaps of more than 50mm under and on top of doors as they have been modified to cope with the ongoing decline of the substructure. It is critical that housing responds to climate change and meets the needs of the occupants. As owners we understand the urgency of each building to be as energy efficient and to be as self-sufficient as it can be with regard to energy and thermally efficient walls and ceiling.

The house reached the end of its life many years ago. This building requires a new word that is further gone than totally dilapidated! Dilapidated may indicate that with some work the house could be restored, in the case of 59 King Street the house as zero potential for restoration. It has totally failed. Unlike the Drill Halls mentioned below 59 King Street has no historic value/ cultural heritage nor any structural materials on which to re-establish the house to meet 21st century design standards. It has never been a significant house to Flinders as it has no heritage value. A set of photos has been included to demonstrate the decrepit nature of the house.

Background on Current Owners

As owners of both the [REDACTED] and the [REDACTED] [REDACTED] we are dedicated to the ongoing preservation of heritage buildings and have ensured both buildings have been sensitively preserved.

In the case of East Melbourne, the use of the main hall has been converted to offices as a single space with lightweight partitions to define areas, but the volume maintained.

With the [REDACTED], the building was adapted to residential housing in 1997/98. The original orderly room has undergone ongoing adaption to ensure it continues as a viable building that is both preserved and valued.

The adaptation produced an excellent result, the building has been enjoyed for the last 25 years as residential homes. It has been included in print articles highlighting the sensitive conversion to residential homes. It is also featured on the local heritage societies 6 month walk program where people can access the interior and see the buildings many features.

Living and working in Heritage buildings, we very much value heritage and the preservation of significant buildings.

In the case of 59 King Street Flinders it has no significance, the building has no heritage value and is dilapidated beyond repair. The house having no connection to the evolved local streetscape, has extensive failed structure and materials. The current building has no potential to be adapted to meet current design standards.

A new building is planned in its place. One that meets current 5 Star design standards, a building that will set the site for the next hundred years.

Submission 4

Exterior Photos.



Wide Gaps are throughout the house, vertical cracks in the cladding



Cladding totally at the end of life. Patched extensively, rusting from both sides.

Submission 4



Extensive rust to all cladding. Roof leaks and has extensive holes.



Gutters and drainage dilapidated.



Various patching to exterior cladding to cover rusted out sections.

Submission 4



Substructure, stumps, bearers, and beams failed. Temporary concrete blocks to stabilize a 12 – 24 month proposition at best as the reactive clay soil moves up and down depending on seasonal moisture.



Temporary flashing to cover large rust area, 4 stumps, including latest temporary support with concrete pad sitting on surface. Extensive rust on cladding and bottom section falling off.

Submission 4



Substructure totally failed.



Veranda timber totally failed.



Timbers have been temporarily propped up, but you can see the condition of the timber – it has failed.

Submission 4



Extensive failure of structure – joints 5mm – 50mm separations. Rotting timbers, total failure.



Submission 4

Entire front section failed, and temporary section added to replace rusted section. Balustrading totally failed.



Extensive rust throughout cladding. Rotten lining boards are crumbling away under the leaking ceiling.



Miss aligned structure supports.

Page 21

Submission 4

Roof Structure:



Temporary bolts and ties holding roof together – significant failure of beams with temporary supports added to support roof tin (also failing).

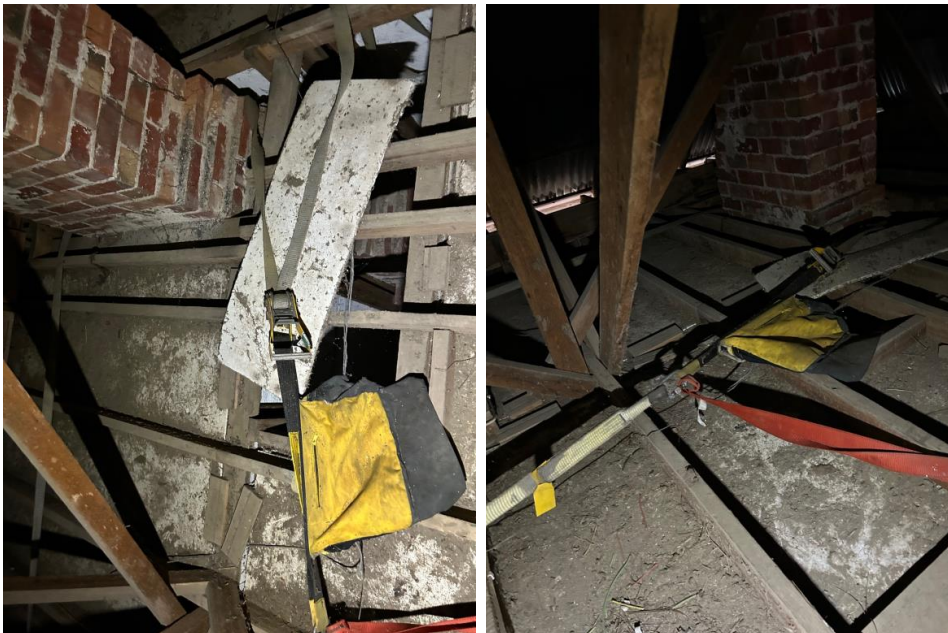
The right photo is also a useful phot in that it shows the former roof line battens of the centre square.

The left photo shows the change in the ceiling structure, on the right north south and on the left east west roof battens.

Submission 4



Additional bracing props to temporarily lock up the roof structure.



Ties and bolts were added post 2021 fire to temporarily tie the south Bed 3 addition to the central rectangle structure – these are very temporary. Significant water damage and the loss of the buildings stumps have resulted in the south addition separation from the original centre rectangle.

Submission 4

Trees King Street:

Pine trees are at the end of their life – (our understanding was that pines and cypris are considered weeds by the council as they are not native plants) – the entire street has largely removed the pines. The pines have exceeded their life and are a twisted mess of limbs. Photo's show recent fallen limbs – we do not allow any parking below the pines as the drop limbs regularly. United Energy have the trees on their watch list as a medium priority (6 months checks).



Submission 4



Note the sections of tree limbs that have fallen down compared to the 1990's photo.



Photo taken just prior to covid lockdown. During Covid the house was painted with rust treating enamel paint to try and hold the rust – sadly the rust started reappearing through the new paint within 6 months. There are significant areas where major sections of the pine trees have fallen. One of them creating \$12k of damage.

Note there is no garden, we planted a couple of agapanthus and lavender bush, the lawn is 80-90% weeds. We also replanted the northern hedge trees as there was a large section of dead hedge trees when we bought the property.

Submission 4

Photo's Interior, Post 2021 fire:

Smoke damage occurred across the entire house. All carpets, fittings and electrics were removed.



Dinning Room



Submission 4



Dining and Living Room



Submission 4



Bedroom and Kitchen



Submission 4



Dining and Kitchen



Bedroom

Submission 4



Light fittings in the Bedroom and Lounge



Page 30

Submission 4

Bathroom light.



Central ceiling structure failure.



Page 31

Submission 4

Separation of the southern rooms from the centre rooms.



Page 32

Submission 4

[REDACTED]

From: [REDACTED]
Sent: Monday, 24 July 2023 4:08 PM
To: [REDACTED]
Subject: RE: 59 King Street Flinders - Area 4
Attachments: 59 King Street Flinders Heritage Response.pdf
Importance: High

[REDACTED]

I got up into the ceiling and took lots of photos.

I also took additional photos internally that demonstrate the differences between:

- the original rectangle (1930's),
- the bedroom 2 and 3 additions (1940/50's) and
- the veranda (1950's)

I have updated these to my report and provide them below so that that it is easier to understand what information has been added.

The additional photos reinforce the building's original form and the subsequent additions noted above (40's, 50's and 60's), built as independent structural elements with different widths of floorboards, plaster cover ups, non-continuous vents etc, all have led to a house that has no basis in the original draft citation and has no cultural significance.

Can you please advise me if there is any further information that is helpful to you.

I am hopeful that the additional information and photos and the site visit is sufficient for the removal of the house from the heritage study and that no more time and money is wasted on trying to preserve the house.

As owners we strongly oppose any heritage listing of the house.

Kind Regards

[REDACTED]

New Photo's and description.

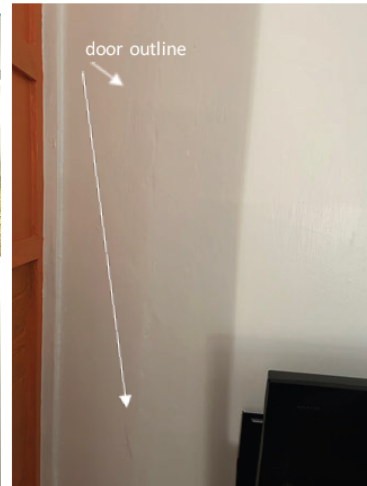
Simple Layout: 1930's

...

Internal Plaster changes:



Covered up window between Lounge and Bed 2



Covered door to Kitchen.

Submission 4

With the addition of Bedroom 2 the window was covered with plaster to create a solid wall.
When the kitchen was updated in the 60's the door beside the fireplace was plastered over.

1940's / 50's

Submission 4

Addition of north and south bedrooms, gable roof sections added to extend the roof above each new bedroom.

...

1940 / 50 Additions

Bed 2 and Bed 3

Bedroom 2 and Bedroom 3 have the following different fabric elements:

Floorboards: 11cm wide [original rectangle 13.5cm]



Vents: Vents on the walls that adjoin the rooms from the original rectangle have vents, in bedroom 2 the vent is not continuous between the living and the lounge. Below the lounge northern vent there is a window that has been covered over with plaster to create a continuous wall rather than an internal window to the added bedroom. With Bed 3 the vents in Bedroom 1 (non-continuous to Bed 3, Bed 3 has a wardrobe on the south side of the Bed 1 vent. The bathroom vent has solid plaster wall in Bedroom 3.



Vents in Bed 1 and Bathroom, Both vents are redundant and have no corresponding vents in the adjacent Bedroom 3.

Roof Structure: The ceiling joists for Bed 2 and bed 3 have been constructed with a north south orientation whereas the original rectangle ceiling joists are were constructed with an east west orientation.



Notice bowing of the rafters -circa 50mm deflection.

Late 1950's / 1960's

...

Addition Front Veranda



Submission 4



Photos of the veranda centre, photo on right showing external wall with veranda joist connected on the outside of the wall studs and cladding.

Submission 4



Photo looking south showing the veranda centre section connection to the original house rectangle. Significant water damage to structural timbers with roof truss members bowing 25 – 30mm. Structural timbers, joists and studs all Tasmanian hardwood.

Veranda timbers Oregon and Tasmanian hardwood joists.

Photos from inside centre of the Veranda.

Submission 4



Roof Structure:



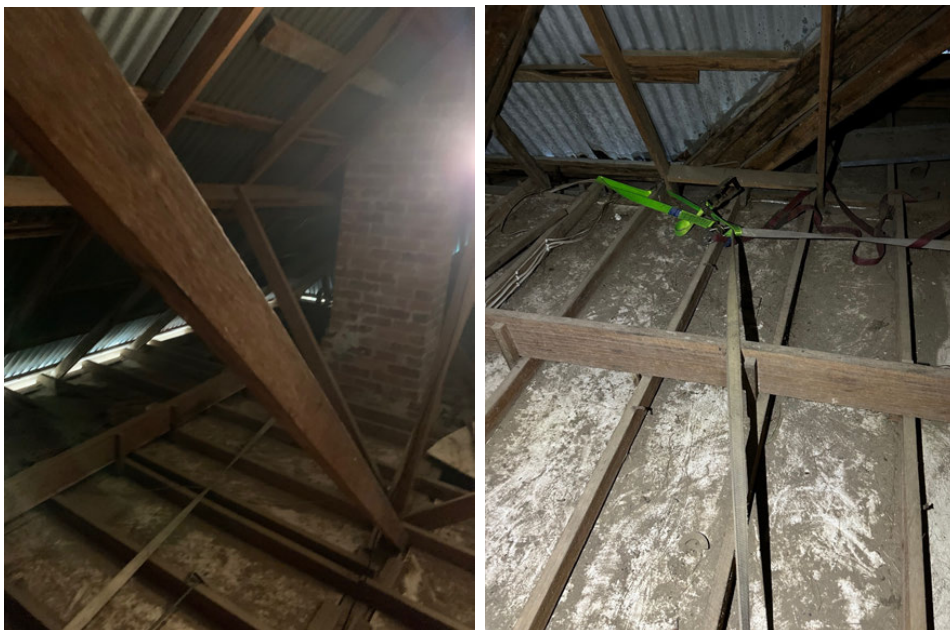


Submission 4

Temporary bolts and ties holding roof together – significant failure of beams with temporary supports added to support roof tin (also failing).

The right photo is also a useful phot in that it shows the former roof line battens of the centre square.

The left photo shows the change in the ceiling structure, on the right north south and on the left east west roof battens.



Additional bracing props to temporarily lock up the roof structure.



Submission 4

Ties and bolts were added post 2021 fire to temporarily tie the south Bed 3 addition to the central rectangle structure – these are very temporary. Significant water damage and the loss of the buildings stumps have resulted in the south addition separation from the original centre rectangle.

From: [REDACTED]
Sent: Wednesday, July 19, 2023 12:16 PM
[REDACTED]
Subject: RE: 59 King Street Flinders - Area 4
Importance: High

Hi [REDACTED]

Following on from our site meeting last week. It was good to meet with everyone at the house and have a good look at the condition of the house and structure.

I remain hopeful that having had the benefit of the site visit (understanding the houses to be totally decrepit with failed fabric and structure) and the detailed information on the houses history that the house does not meet the definition in the Burra Charter and that it can be removed from the council's heritage study.

As per my discussion paper and the on-site visit the house and property fail to meet the Burra Charter's definition of a place of cultural significance. There is no one feature that is precious and irreplaceable. Nor is there any connection between the use of the house as a private residence and the Flinders community. Nor does the house provide a basis of common use, it fails to meet any design standards or requirements of a house that people can live in.

Observations:

The veranda structure and fabric are different to the remainder of the house. The veranda timber elements are constructed with oregon timber with circa 50% of the balustrading timbers replaced with pine. I assume the photos you took of the structure are sufficient to confirm the veranda is a separate structure added to the east side of the building and that the side bedrooms are added elements as per my discussion paper.

With regard to Bedrooms 2 and 3 being additions:

Internally the plaster in the lounge was viewed through the window (photos now updated to the report, so you have clearer pictures of the sections where the window (between the lounge and bedroom 2) and doorway (between the lounge and the kitchen) have been covered over with plaster. I have also take photo's of the internal vent between bedroom 1 and bedroom 3. This vent would have once provided ventilation to the bedroom from the south side prior to Bedroom 3 being added in the 1950's.

As per the lifted cladding on the west wall the studs are Tasmanian hardwood, timber that is consistent through the substructure, roof and top plates of the internal and external walls. We agreed that it was not plausible that the structural timbers would have been sent from Australia to Scotland, used in the construction of panels and then sent back to Australia.

The joins on the external cladding are applied to the building in a random sheet format, this is not consistent with the walls of the building being constructed overseas and transported to the site. The cladding panels are consistent with being applied to the building on site. The veranda was then added in front of the eastern cladding.

There are zero elements of the house that are prefabricated and there are zero elements in the house that have a connection to Scotland.

[I said I would get up in the ceiling and take some additional photo's that show the eastern gable roof and the supporting structure, unfortunately this weekend I could not get the photos - I will make sure I get then next weekend and send them through on the 24th.]

Comments were made about the angled vents on the building (east 2 vents, west 3 vents), the heritage architect noted they were unusual to him as he had not seen them. I explained they were very common in buildings where there was limited or no eaves on buildings. Angled vents are located on the east and west walls of the house (these are external walls of the original rectangle built in the 1930's whereas the walls to the north and south were built with the addition of bedrooms 2, 3 and 4.)

Below is a photo of an angled vent on our Richmond house (on the left), there are also numerous examples of angled vents, I have also added a more modern version on the right – if helpful I will gather photos and send them through for reference.

Submission 4



Word Copy of the Draft Citation:

At our meeting in the Tyabb Hall, we went through the draft citation and highlighted the incorrect statements. It is possible to get a word version and I will mark it up with comments as an addendum to my discussion paper.

Ongoing meetings:

I followed our meeting with a discussion with [REDACTED] and will follow up with [REDACTED] (can you please provide his contact details and I will organise a meeting with him).

I have also spoken to [REDACTED] OAM (Heritage Architect) and can get her to provide a report on the house. [REDACTED] agrees the house lacks merit when considering cultural significance and will proceed to a report if required.

I would prefer that the site visit and information provided is sufficient for the removal of the house from the heritage study and that no more time and money is wasted on trying to preserve the house.

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: Monday, July 10, 2023 3:03 PM
To: [REDACTED]
Subject: RE: 59 King Street Flinders - Area 4
Importance: High

[REDACTED]

Following our discussion, I have updated my discussion paper. I have reviewed the Burra Charter and included a commentary on the key elements with regard to the assessment of cultural significance.

Updated Elements:

The establishment of cultural significance and the preparation of a statement of cultural significance are essential prerequisites to the development of a conservation policy.

As I cannot establish any cultural significance or merit in the preservation of 59 King Street as an ongoing domestic building, I request that the site be reassessed in light of the information tabled and 59 King Street Flinders be removed from the council's proposed planning protections.

I have not included .

- I have reviewed and highlighted each of the criteria under cultural significance: Historic, Scientific, Fabric, Conservation, Maintenance and Adaptation and included commentary on each point.
- I have added some diagrams to further explain the stages of the building's addition from the 1930's to the 1970's.
- I have also emphasised the point made in the Burra Charter that the heritage buildings and places need compatible use. In the case of the house at 59 King Street the use has been historically a domestic house, for the place to remain as a domestic place the current house is not compatible with living in the 21st century.

2.3: Use: The conservation policy should identify a use or combination of uses, or constraints on use, that are compatible with the retention of the cultural significance of the place and that are feasible.

2.8: Future developments: A conservation policy should set guidelines for future Submission 4 developments resulting from changing needs.

3.2.2: Client, owner and user requirements and resources: Investigate needs, aspirations, current proposals, available finances, etc., in respect of the place.

The house fails all Australian design guidelines and standards. The ongoing use of the house as a domestic home is not feasible. As owners we have avoided spending any money on the existing house as it is impossible to adapt the design and the fabric of the building to achieve a house that meets the changing needs / aspirations of us as property owners and occupiers.

In person Meetings:

Given my concerns with the draft citation I have changed my week so that I can attend the morning session at Tyabb,
I have booked a time with [REDACTED] at 11:30am on Wednesday 12th July.

Heritage Advice:

Finally, I am following up the matter with [REDACTED] expert Heritage Architect. [REDACTED] has extensive heritage experience in the assessment and conservation of heritage places throughout Australia and was the author of the assessment and conservation plans for the [REDACTED]

I remain at odds with RBA draft assessment of the house and having reviewed the Burra Charter principles I can not find any basis for the buildings draft citation nor merit on which the house has been assessed for potential heritage protection.

Kind Regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, July 6, 2023 4:49 PM
To: [REDACTED]
Subject: RE: 59 King Street Flinders - Area 4

Sorry for the confusion [REDACTED]

I sent you the current citation with my highlighted notes based on the information in your submission.

Please find attached the old submission in this email.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, 6 July 2023 4:27 PM
To: [REDACTED]
Subject: 59 King Street Flinders - Area 4

Good afternoon [REDACTED]

As per our conversation please find a link to all the new citations

[Draft heritage citations and proposed Heritage Overlay mapping changes | Municipal Heritage Review – Area 4 and other places | Shape our Future \(mornpen.vic.gov.au\)](#)

Below is a link to apply for any house plans we may have on file:

Submission 4

[Apply for copies of House Plans \(Building Permit documentation\) - Mornington Peninsula Shire \(mornpen.vic.gov.au\)](https://mornpen.vic.gov.au)

Attached the 1st brief look at Little Twicket.

Please let us know if you manage to re arrange your week so that you can come to one if the Sessions with RBA.

If you are unable to do so please be assured we have accepted your written response as a submission.

We will arrange a time with yourself for RBA to inspect the property once submission have closed and we have a better idea of how many properties need site access.

Kind Regards

[Redacted signature]



[Redacted name and address]

Private Bag 1000, Rosebud VIC 3939 | 2 Queen Street, Mornington VIC 3931

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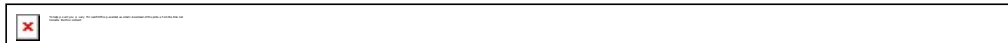
FOR OUR ELDERS

National
NAIDOC Week
2-9 JULY 2023

Mornington Peninsula Shire acknowledges and pays respect to the Bunurong people, the Traditional Custodians of these lands and waters.

[We are committed to carbon neutrality.](#)

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Submission 5



Established in 1866

48 O'Neills Road
SOMERVILLE VIC 3912

Phone: [Redacted]
Mobile: [Redacted]

Email: [Redacted]

2 July 2023

The Team Leader, Strategic Planning
Re: Heritage Review Submission
Mornington Peninsula Shire
Private Bag 1000
ROSEBUD, VIC, 3939

Ms [Redacted]

Dear [Redacted]

Thank you for your letter of 13 June regarding Mornington Peninsula Shire Heritage Review – Protecting Places of Heritage Significance.

Thank you for keeping us in the loop regarding the review by [Redacted] Landmark Heritage Pty Ltd. of the mapping of the Heritage Overlay 311 on our property and suggested amendments. We are pleased to agree with suggestions made and hope they can be implemented.

We will follow the outcome of this submission with interest.

Thankyou



Submission 6

From: [REDACTED]
To: [Strategic Admin](#)
Cc: [REDACTED]
Subject: Re: MPSC Ref: [REDACTED]
Date: Wednesday, 30 August 2023 6:31:43 AM

To the Strategic Planning department,

This email relates to the heritage notification that we received for our property at 4 Higgins Lane Shoreham, dated 13 June 2023.

We met online with [REDACTED] on Tuesday 11 July, who advised us to submit our feedback in writing.

We are favourable to the proposed heritage overlay, however believe that paint and solar controls should not be placed on this property.

Exterior paint controls

The exterior of the building was poorly painted in the 1980's when the extension was added to the property. When we moved in, we spoke to painters to see if it was possible to return it to the original condition and were advised that it was not possible. We then repainted and stained the house in 2017 - all of the areas that were painted mission brown in the 80s were repainted, or stained if there was enough of the original timber exposed that we thought could be recovered. As the exterior is not currently in original condition we are requesting that we are able to paint it.

Solar energy system controls

We believe that it is not environmentally responsible for us to be unable to install solar panels on the house, and that they should be installed on the north-facing roof, which means they would not be visible from the street.

This building was designed as a summer beach house in 1958, but is now used as a year-round home. The electricity required to heat the house from autumn through to early-summer is immense (roughly 120 kWh / day) due to the original single floor to ceiling glazing which wraps around more than half of the house. We have been advised that installing double glazing is likely not possible due to the size and weight of the glazing combined with the already sagging floors, and would have minimal impact unless the existing louvres are also replaced. As such, we believe changing the glazing to materially improve the heat retention of the house would negatively impact its heritage qualities, and a better solution is to install solar panels on the north sloping roof of the house to help reduce the energy required from the grid to heat the house. As 120 kWh are required to run the house in winter, when solar generation is at its lowest, a large solar system is needed to heat the house. There is not enough roof space on our dwelling for a system this large unless panels are placed on the roof of the original building.

We look forward to your response.

Kind regards,
[REDACTED]

Submission 6

From: [REDACTED]
To: [Strategic Admin](#)
Cc: [REDACTED]
Subject: Heritage Review Submission
Date: Monday, 10 July 2023 2:20:05 PM

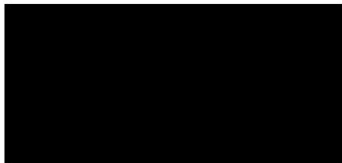
Hi there

We are the owners of 4 Higgins Lane, Shoreham. We received a letter in the mail informing us of the intention to list our property on the Heritage Register. In general, we are supportive of adding the house to the register, but we have some questions about what some of the controls will mean. We are also overseas at the moment, so were unable to book in for one of today's scheduled consultation sessions.

Specifically, we would like to have more information about what 'external paint controls' and 'solar energy system controls' mean.

If it is easier to make a time to discuss this over the telephone please let me know.

Many thanks



Submission 7

From: [REDACTED]
To: [Strategic Admin](#)
Subject: Heritage Review Submission
Date: Wednesday, 12 July 2023 12:22:23 PM
Attachments: [solar.pdf](#)
[PC2.pdf](#)
[PCone.pdf](#)
[PAV3two.pdf](#)
[PAV3three.pdf](#)
[PAV3one.pdf](#)

Dear [REDACTED]

‘Mandalay’ 3696b Point Nepean Road, Portsea, Vic 3944

Thank you for your time on Monday discussing the proposal to include my property in the Heritage Review. As I discussed with you and the Heritage Alliance representative, I have several comments on the citation, and dispute the Heritage significance of the property. My comments are as follows:

I was initially confused about the potential inclusion of the current property as it is less than 30 years old, compared to the previous property Mandalay, on the same site, which would have been worthy of potential inclusion, being a Convent linked to the Sisters of the Good Shepherd, and Abbotsford Convent.

Incidentally, my property has always been known as ‘Mandalay’, including by the original owners the Griffin Family. It has never formally been known as Griffin House, apart from the original planning documents, as part of the convention of naming projects after the source of the commission.

‘Mandalay’ is now significantly different from the original plans, although sympathetic to the original concept. We have owned and lived permanently in the property since August 2006, and have completed two major extensions in 2010 and 2013, and significant internal refurbishment over the last 3 years.

The first project in 2010/11 extended the footprint of Pavilion 2 (the South Pavilion) and removed the chimney. Most of the double external doors were changed at that time to fixed panels, and sliding doors. There was also significant engineering in the roof area with steel reinforcement to support the roof after the extension and the removal of the chimney.

The second project in 2012/13 was more extensive. It doubled the footprint of Pavilion 3 (East Pavilion) incorporating a cinema, wine cellar and gym, in addition to the existing garage. It also, added a large Porte Cochere at the South end of Pavilion 2 to denote the entry to the property. I have attached a few photos to illustrate.

The recently finished project has been a completely internal refurbishment with new plumbing, total rewiring and smart av systems, new walls, ceilings and floors, new kitchen,

Submission 7

bathrooms, and new double glazed windows throughout, including a new aluminium sliding unit in the master bedroom, as specified by my insurance company due to several leaks. We have also installed 29 solar panels on the roof of Pavilion 3.

So, in my view, the property has departed quite significantly from the original concept. I am not sure where the idea of Cape Cod style came from. There are many properties with shingles in this area. I suspect it was part of the romance of the PR piece placed in the Stephen Crafti book. I have been told, in fact, the the property was more of the style of Greene and Greene, than Cape Cod style. Also I would query how much involvement Philip Cox, himself, had with the project beyond the initial concept design. Most of the work was done by John Sanderson, who I also used for the 2010 extension. At no time did he mention that this was a particularly significant property with regards to heritage, in his view at least.

So, in summary, I would dispute whether ‘Mandalay’ in its current form should be regarded as having Heritage significance. The Criterion E of nostalgic reinterpretation of Cape Cod style is disputable and not based on anything formal I have read apart from the Crafti book. The Criterion H citation is also disputable given the very limited involvement of Philip Cox. And presumably just because he is a famous architect is not sufficient grounds to heritage list every property he has been associated with.

In addition, the significant extensions and changes to the property have taken it quite a long way from the original design and drawings in 1993.

I hope these comments will be useful in your internal discussions, and given my input, you will conclude that ‘Mandalay’ should not be included in the list of Heritage significant properties.

Yours sincerely



Submission 7

From: [REDACTED]
To: [Strategic Admin](#)
Subject: Fwd: MandalayPhotos120723
Date: Wednesday, 12 July 2023 12:38:22 PM
Attachments: [solar.heic](#)

Hi [REDACTED]

The photos may have got corrupted in my previous email. Let me know if you can't open properly.

Thanks
[REDACTED]

Begin forwarded message:

From: [REDACTED]
Subject: MandalayPhotos120723
Date: 12 July 2023 at 12:33:43 AEST
To: [REDACTED]

On 12 Jul 2023, at 11:38, [REDACTED] wrote:



Submission 7



Submission 7



Submission 7

████████████████████
53 BYRNES ROAD
SHOREHAM 3916

14 July 2023

Submission 8

████████████████████
Team Leader, Strategic Planning
Mornington Peninsula Shire
Private Bag 1000
Rosebud VIC 3939

SHIRE HERITAGE REVIEW – 53 Byrnes Road, Shoreham

Dear ██████████

Thank you for discussing the draft citation with us on 11 July 2023; thanks also to ██████████
and ██████████.

About us

We know that it is important to preserve heritage. ██████████ is a former president of Flinders and District Historical Society and presently leads the cataloguing of its archive.

We are both passionate about appropriate development in Shoreham and we fought for an overlay on the business sites in the village even though that overlay limits our property's potential for large scale development.

When our house was relocated from Brunswick to Shoreham, we took great care (to the very best of ability) in its restoration and we are very proud of what we achieved. We love our house.

Our house

Our house has no historical significance in Shoreham and is regarded thus by the Flinders and District Historical Society.

Our house had no heritage aesthetic significance in Brunswick because it was not a good example of a "metropolitan Federation period timber villa".

It was, and still is, a mixture of Victorian style and Queen Anne Federation style.

Criterion A: Importance to the course or pattern of our cultural or natural history – historical significance.

The consultant states that "building relocation appears to be an under-recognised 20th century theme for the municipality" and we have no comment on that issue. We also have no comment on whether "the *Brunswick House* is a prime example."

Submission 8

The consultant's comments "While development in Shoreham during the Federation years was limited, the dwelling provides variety in the landscape and its relocated nature is locally known and could be interpreted" are obscure and in no way support a claim for historical significance.

We stress that our house has contributed nothing to the course or pattern of cultural history in Shoreham. It has no historical significance to Shoreham.

We reject that our house has historical significance.

Criterion E: Importance in exhibiting particular aesthetic characteristics – aesthetic significance.

As we have described earlier, our house is not a great example of a building style because it is a mix of styles. It is more of a curiosity to onlookers.

We reject that our house has aesthetic significance.

Our request

We ask respectfully that you remove the draft heritage citation for 53 Byrnes Road, Shoreham.

Yours faithfully



Submission 8

Submission to Municipal Heritage Review – Area 4 and other places



Submitted on 14 July 2023, 9:39AM
Receipt number 3
Related form version 1

Full name [REDACTED]

Organisation

Postal address 53 Byrnes Road, Shoreham VIC 3916

Email [REDACTED]

Phone number/s [REDACTED]

Do you represent other people ? No

Who do you represent?

Have you attached written consent from these people for you to represent them?

Written consent

In summary, my comments are :
Our house at 53 Byrnes Road Shoreham does not have historical significance or aesthetic significance.
We ask respectfully that you remove its draft heritage citation.

I have provided detailed comments on the attached sheets Yes

Upload comments [DraftHeritageCitation_53ByrnesRoadShoreham.pdf](#)

Signature [REDACTED]

1 of 2

[Uploaded signature image: Signature.jpg](#)

Date

14/07/2023

Submission 8

Submission 9

Response to Mornington Peninsula Shire Heritage Review – Protecting Places of Heritage Significance

On review of the draft citation “Paringa Road Remnant Orchard Fabric Group” we question the methodology for inclusion of 30 Paringa Road in this review/project.

This property has been in the same family for almost 100 years, and we advise the building identified at 30 Paringa Road was constructed circa 1970. It is not an example of “a utilitarian structure” from the “late interwar/postwar” years given the common meaning of this period or the construction dates nominated in the draft citation.

This is further evidenced by the absence of the shed at 30 Paringa Road in the aerial photographs “that show the development of Paringa Road by the late 1950’s”. The shed is not obscured “due to the thickness of the wind-break plantings”, it is not visible as it was not constructed until much later.

The shed at 30 Paringa Road has been inaccurately identified as circa 1920 to 1940. It is a late 20th century addition and not an appropriate example of a place of local heritage significance. We request that the shed at 30 Paringa Road be excluded from the “Paringa Road Remnant Orchard Fabric Group” heritage overlay review.

We also have concerns around the public value and logistics of developing a heritage precinct on a rural, dead-end road. We would be interested to understand Council’s plan for traffic management and asset support in relation to this proposal.

████████████████████
30 Paringa Road, Red Hill South, Vic 3937

Submission 9

Katie Rees

From: [REDACTED]
Sent: Friday, 14 July 2023 10:21 AM
To: [REDACTED]
Subject: Re: Consent for [REDACTED] to represent for Heritage response - 30 Paringa Road, Red Hill South, Vic 3937.

Sent from my iPad

On 14 Jul 2023, at 9:00 am, [REDACTED] wrote:

Dear Sir or Madam

We, [REDACTED], give consent for Linda Bugden to act on our behalf in response to the Mornington Peninsula Shire Heritage Review for the above property.

Please do not hesitate to contact us on [REDACTED] should you have any questions in regard to this consent.

Regards

[REDACTED]

Submission 9

Submission to Municipal Heritage Review – Area 4 and other places



Submitted on 14 July 2023, 10:40AM
Receipt number 4
Related form version 1

Full name [REDACTED]

Organisation

Postal address 30 Paringa Road Red Hill South

Email [REDACTED]

Phone number/s [REDACTED]

Do you represent other people ? Yes

Who do you represent? [REDACTED]

Have you attached written consent from these people for you to represent them? Yes

Written consent [Re Consent for \[REDACTED\] to represent for Heritage response - 30 Paringa Road Red Hill South Vic 3937..msg](#)

In summary, my comments are : The shed at 30 Paringa Rd, Red Hill South is incorrectly identified as pre 1950 construction. It is circa 1970 and doesn't fit the criteria for inclusion in this project. We would like it excluded from consideration for heritage overlay.

I have provided detailed comments on the attached sheets Yes

Upload comments [Paringa Road 2.pdf](#)

Signature [REDACTED]

[Link to signature](#)

Submission 9

Date

14/07/2023

Submission 10

From: [REDACTED]
To: [Strategic Admin](#)
Cc: [REDACTED]
Subject: Heritage Review Submission
Date: Sunday, 16 July 2023 9:35:46 PM

Dear [REDACTED]

Re: Potential Heritage Overlay to apply to Merrivale Farm - 219 Eramosa Road West, Moorooduc.

We are the owners of the above noted property and would like to comment on the submission prepared by RBA Architects as well as the Heritage Overlay proposal in general.

The citation contains a number of inaccuracies. Please note:

- Pg 3 - The house is described as an ‘attic storey residence’. While there is some attic space, the house was not designed as such and the attic was added to the roof cavity later, probably in the mid 1980s. There are no internal stairs and the roof cavity has been altered to allow for storage space.
- Pg 3 - the description of the ‘*central rectangular opening, which probably functioned as part of a recessed attic-storey balcony, an element characteristic of more commodious federation period dwellings*’ is completely incorrect. There is simply a window that has been added to the northern gable at some time in the past when the ‘attic’ storage space was created. The verandah below this window is also not original and was attached at a later date to the original house. It utilises different bricks.
- Pg 3 - The description states ‘*The upper part of the wall is finished in roughcast render. The grey colouring of the latter is likely original. The employment of such a light toned stone was conventional for render finishes in the Federation period but usually has not survived due to later paint application.*’ This is incorrect. The original stucco finish referred to has been painted as is clearly shown in the January 2021 photo included in the report.
- Pg 4 - The description states ‘*Shading the bay window is a skillion hood clad in metal sheeting with decorative timber brackets...*’ This is not correct. The bay window hood is clad in weatherboard. These weatherboards replaced the original weatherboards in 2015, the originals being rotted and not able to be repaired.

Given the above, the section titled ‘Why is it significant’ (pg 2) becomes questionable. The dwelling is not a “*distinctive, generally intact attic storey late Federation period house*”... It does not have an attic-storey.

The “extensive employment of roughcast grey render which attains a pleasing contrast with the red/salmon bricks of the dado section’ has been painted, and therefore “that the render remains unpainted is noteworthy” means this is no longer noteworthy according to RBA.

In terms of Comparative Analysis (pg 9) Comparing Merrivale with Ellembee and Sorrento House, both in Sorrento is flattering for Merrivale, but these are clearly completely different residences with completely different heritage values. They are incomparable.

The extent of the proposed Heritage Overlay is clearly inappropriate. The Cypress Pines to the east of the house are near to the end of their lives and consistently drop large branches.

Submission 10

Cypress pines of this type are commonplace around Mornington Peninsula and wider Victoria and have no real heritage value. Furthermore, these particular pines have been trimmed and had falling branches removed over the years and no longer resemble the natural shape of the original plantings. We further question that these pines were planted as a wind break. Given the distance between them, these pines would have been an ineffective wind break.

If the purpose of Heritage Overlays is to protect and preserve places of heritage significance then it is our opinion that Merrivale does not meet the criteria necessary to place the Heritage Overlay. Certainly the Monterey Cypress pine trees do not. They are neither rare or significant and will eventually die and fall over regardless of any Heritage Overlay. Council and local community groups have recently removed cypress pines from public places including Mornington Racecourse and Moorooduc Recreation Reserve for precisely this reason, and a phone inquiry to council in 2018 confirmed no permit is required to remove Cypress Pines from Merrivale or any other Farming or Green Wedge zoned property. The pines should not be included in any Heritage Overlay. This undermines the credibility of the entire Heritage Overlay.

Merrivale at 219 Eramosa Road is located outside any publicly accessed areas and has very limited visibility from the road, making it difficult for the public to appreciate. The property is part of a group and style of housing that was common at the early part of the 20th century across Melbourne and wider Victoria and while it is aesthetically pleasing, there is little that separates it from many other similar properties. Furthermore, there have been many changes to the residence over the years, including the replacement of the roof with a metal roof, painting of the render, extension to the rear, window to the gable (not an attic balcony) and additional windows. Incidentally, these changes were not undertaken by the most recent owners, but progressively through the 1940s to the 1990s.

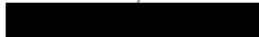
We wish to preserve Merrivale very much appreciate the aesthetics of federation villas. We intend to complete internal work later this year to make Merrivale more liveable, however applying a Heritage Overlay makes preserving the property more difficult and expensive, not less. Certainly, restricting the removal of the Cypress Pines could eventually lead to damage to the home from falling branches. The trees themselves add to the risk of damage to the house.

We strongly urge you to reject the RBA Architects recommendation based on its inaccuracies and incompatibility with the aims of sec 4 (1) (d) of the *Planning and Environment Act 1987*. In particular, we urge exclusion of tree controls and solar energy system controls from the Heritage Overlay Schedule Controls.

Sincerely



Merrivale Farm
219 Eramosa Rd W,
Moorooduc, Vic 3933



Submission 10

Submission 11

Attention [REDACTED] – Team Leader, Strategic Planning

Dear [REDACTED]

We refer to your letter dated 13th June 2023 outlining the Mornington Peninsula Shire Heritage Review – Protecting Places of Heritage Significance - that impacts our property at **11 Library Road Balnarring Beach**.

We have reviewed the Statement of Significance and seek clarity as to the proposed impact of this potential heritage listing.

As noted in the Statement of Significance report, we agree that the ‘original elements that are significant’ include the battened vertical boards, side verandah with bullnose roof, two panel double hung sash windows and remnant section (base) of the brick chimney. This is clearly outlined in the first page of your report and we have no objection regarding this, which correlates to the current approved Planning Permit (P22/0532) that clearly preserves these aspects of the property.

We do have a major objection to the whole property ‘as defined by its title boundaries’ being listed as heritage, due to the property (which is not specifically documented in the Statement of Significance report) having undergone multiple transformations and renovations over the years, including a major extension at the rear including outdoor deck, addition of a carport, front fence, rear shed, and landscaping. It seems illogical to extend heritage overlay to include the whole property when only a small portion of the property has any remanence of heritage significance.

We seek your urgent clarification as to the potential impact of this classification and consideration that any future heritage listing is confined to only the ‘original elements of significance’ noted in the report. There is no need or justification to preserve or protect elements that hold no original/heritage aspects.

Regards

[REDACTED]

Submission 11

From: [REDACTED]
To: [Strategic Admin](#)
Cc: [REDACTED]
Subject: Heritage Review Submission - 11 Library Road Balnarring Beach
Date: Monday, 17 July 2023 2:57:12 PM
Attachments: [11 Library Rd.pdf](#)

Dear [REDACTED] and team

Please find attached a letter regarding heritage review at 11 Library Rd Balnarring Beach

Thanks

[REDACTED]

Submission 012



By email to: strategic.admin@mornpen.vic.gov.au

Objection to Proposed Heritage Overlay – Tyabb

As a director of the company which owns the property at 73 Mornington-Tyabb Road, Tyabb, I am in receipt of a notification of a proposal to place a heritage overlay on part of my land adjacent to Tyabb Airport.

As well as containing other factual errors, the draft Statement of Significance states that the Bellman hangar erected on my property at 73 Mornington-Tyabb Road, Tyabb, is of local historical and representative significance to the Mornington Peninsula Shire.

I disagree. There has never been, to my knowledge, a Bellman hangar erected previously in the Shire. There is absolutely no connection between the Bellman hangar and the Mornington Peninsula and it has no local historical significance.

The Bellman is one of more than 200 Bellman hangars in Australia. It was designed and erected as a demountable, relocatable structure. The land it presently stands on is of no relevant historical significance.

When 3 Bellman hangars and 1 Butler hangar were dismantled and relocated from Fishermans Bend, consideration was given at that time as to whether they were of State significance. The Butler hangar, being 1 of possibly 2 in Australia was placed on the Victorian Heritage Register, while the 3 Bellman hangars were "... not considered to be of State significance ...".

It would seem inappropriate to place a heritage overlay on land on which currently stands a relocatable building which is not considered to be of Victorian significance, which has been modified visually including changes to its original dimensions and cladding, and which has no historical connection with the Mornington Peninsula.

I have engaged the services of a heritage architect.

Please keep me informed.

Yours sincerely,

A small black rectangular redaction box covering the signature of the sender.

Submission 012

Submission to Municipal Heritage Review – Area 4 and other places



Submitted on 18 July 2023, 1:58PM
Receipt number 5
Related form version 1

Full name [REDACTED]

Organisation The Old Aeroplane Company (Holdings) Pty. Ltd.

Postal address [REDACTED]

Email [REDACTED]

Phone number/s [REDACTED]

Do you represent other people ? No

Who do you represent?

Have you attached written consent from these people for you to represent them?

Written consent

In summary, my comments are :

I have provided detailed comments on the attached sheets Yes

Upload comments [Objection to Proposed Heritage Overlay Tyabb.docx](#)

Signature [REDACTED]

[Link to signature](#)

Submission 012

Date

18/07/2023

Submission 13

From: [Redacted]
To: [Strategic Admin](#)
Subject: Heritage Review Submission
Date: Wednesday, 19 July 2023 12:22:40 PM

Att: Team Leader, Strategic Planning
Mornington Peninsula Shire

Re: Heritage Review of 212 Stony Point Rd. Crib Point

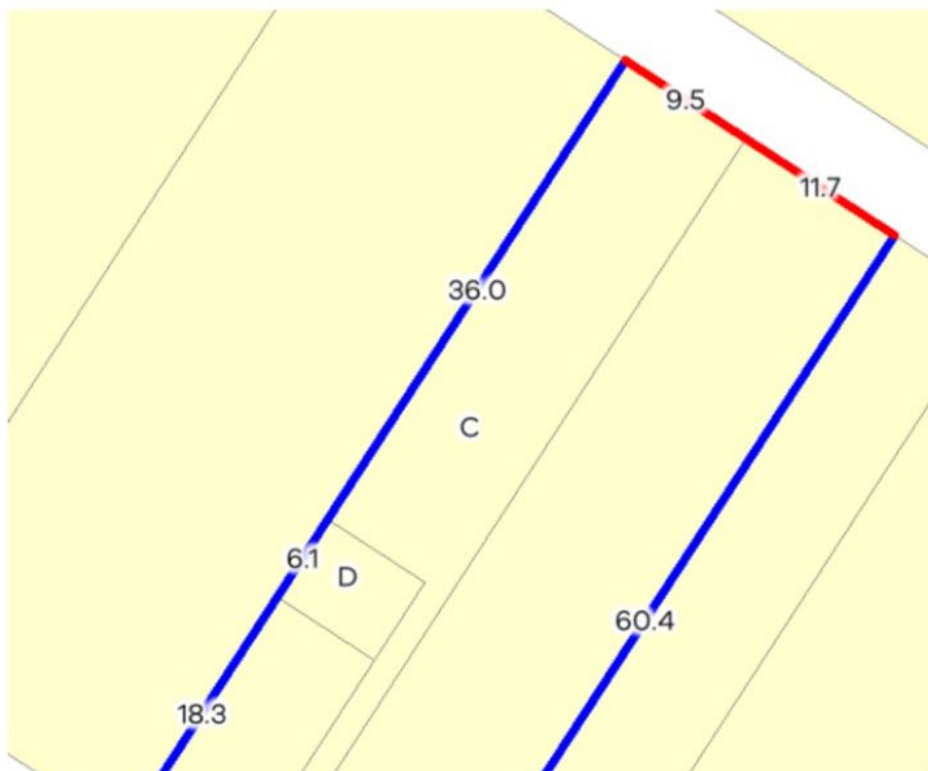
After recent discussions with Shire Representatives and Consultants, I have been advised to make a submission regarding Land Titles information that conflicts with the proposed extent of the Heritage Overlay Boundary of the Shop Building situated at no. 212 Stony Point Road.

The property referred to as 212 Stony Point Rd. consists of four Land Title parcels (re: attachment) of varying size. The proposed Extent of the Overlay Boundary (5 metres from the building line) exceeds the Title Boundary significantly.

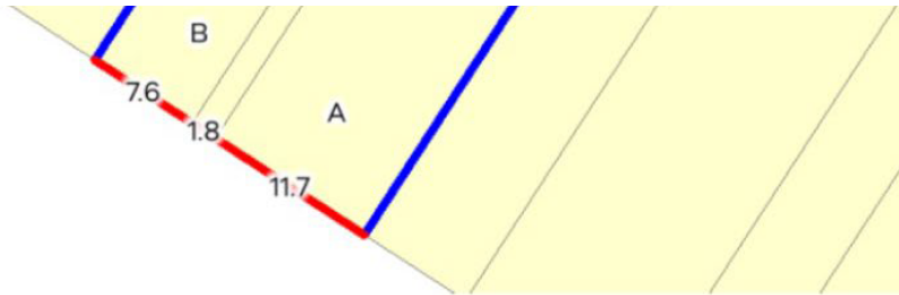
I appreciate your due consideration of this oversight, with this Submission enacting a review of the proposed boundary recommendations accordingly.

[Redacted]
212 Stony Point Rd. Crib Point

[Redacted]
All dimensions and areas are approximate. They may not agree



Submission 13



PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram

	Lot/Plan or Crown Description	SPI
A	Lot 1 TP513663	1\TP513663
B	Lot 1 TP697780	1\TP697780
C	Lot 1 TP704402	1\TP704402
D	Lot 1 TP753564	1\TP753564