

Expert Witness Statement to Panel
Amendment C192bays
Bayside Planning Scheme

9 Wolseley Grove, Brighton

Prepared under instruction from Hall and Wilcox
16 February 2024

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Attachment – Memorandum of Heritage Advice, Bryce Raworth Pty Ltd, 20 May 2022.

1.0 Introduction

1. This statement of evidence was prepared under instruction from Hall and Wilcox on behalf of the owner of the site. I have been asked to comment on the heritage considerations associated with Amendment C192bays to the Bayside Planning Scheme, in relation to the property at 9 Wolseley Grove, Brighton.
2. By way of background in December 2020, GJM Heritage were commissioned by Bayside City Council to undertake the *City of Bayside Mid-Century Modern Heritage Study*, which was then revised to the *Post-War Modern Residential Heritage Study*. The purpose of the study was to identify residential buildings and precincts constructed within the municipality in the postwar period (between 1945 and 1975) and to determine if properties satisfied the threshold for local heritage significance. This study identified the subject site as a place of individual heritage significance.
3. Amendment C192bays of the Bayside Planning Scheme seeks to implement the recommendations of the *Post-War Modern Residential Heritage Study*, Volumes 1-3 (GJM Heritage, July 2022) and to apply an individual Heritage Overlay to the subject site. Under the proposed amendment no external paint and internal alterations will apply. A tree control relating to mature remnant Eucalyptus trees is proposed. The site is subject to an interim Heritage Overlay (HO841), with an expiry date of 11 October 2024.
4. My instructions are to prepare an expert report considering the heritage significance of the place and whether a permanent heritage control is appropriate.
5. As referred to in this evidence, my office provided a Memorandum of Heritage Advice on the subject site in May 2022.
6. This statement was prepared with assistance from Sally Beaton of my office. The views expressed are my own.
7. I note that there is no private or business relationship between myself and the party(s) for whom this report is prepared other than that associated with the preparation of this statement and associated advice on heritage issues.

2.0 Sources of Information

8. The analysis below draws upon an external inspection of the site and a review of the Amendment C192bays documentation, which included a citation for the site, completed by GJM Heritage. Other documents referred to include:
 - Bayside Planning Scheme – *Clause 15.03-1S (Heritage Conservation) and Clause 43.01 (Heritage Overlay)*
 - Exhibited materials for Planning Scheme Amendment C192bays, including:
 - *City of Bayside Post War Modern Residential Heritage Study, Volume 1* (GJM July 2022)
 - *Contextual History: Post-War Modernism in the City of Bayside, Volume 2* (GJM January 2022).
 - *City of Bayside Post War Modern Residential Heritage Study, Volume 3* (GJM July 2022)

- Statement of Significance Mylius House – 9 Wolseley Grove, Brighton (July 2022)
- *City of Bayside Heritage Review, Thematic History, Volume 1*, Allom Lovell, March 1999
- *City of Bayside Inter-War & Post-War Heritage Study, Volume 1*, Heritage Alliance, 2008
- Notice of Refusal (to include the property on the Heritage Register), dated 22 June 2020
- 'Rebuttal of GJM Heritage Study and proposed BCC Heritage Overlay', the owners, James Goodwin and Leanne Jaensch (dated 31 March 2022).
- Submission to Council by Hall & Wilcox, on behalf of owners, objecting to proposed overlay (dated 29 April 2022)
- *Memorandum of Heritage Advice*, Bryce Raworth Pty Ltd (dated 18 May 2022) (provided to Council by Hall & Wilcox in submission of April 2022)
- City of Bayside, Council Meeting Agenda, Tuesday 19 July 2022.
- Submission by the owners, James Goodwin and Leanne Jaensch (dated 17 October 2023)
- Council Part A Submission and Evidence including:
 - *Expert Witness Statement, Planning Panels Victoria, Bayside Planning Scheme Amendment C192bays*, Jim Gard'ner, GJM Heritage (7 February 2024)
 - *Bayside Planning Scheme Amendment C192bays, Statement of Evidence*, Natica Schmeder, Landmark Heritage (9 February 2024)
- Applying the Heritage Overlay, Planning Practice Note 1, (first published August 2018, updated June 2023).
- Building Permit 14544 (1974).
- Building Permit 27240 (1985).
- Building Permit 27952 (1986).
- Building Permit CBS-U 68108/7986052958252 (2022).

3.0 Author Qualifications

9. A statement of my qualifications and experience with respect to urban conservation issues is appended to this report. Note that I have provided expert witness evidence on similar matters before the VCAT, Panels Victoria, the Heritage Council and the Building Appeals Board on numerous occasions in the past and have been retained in such matters variously by municipal councils, owners, developers and objectors to planning proposals.

4.0 Declaration

10. I declare that I have made all the inquiries that I believe are desirable and appropriate, and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



BRYCE RAWORTH

5.0 Brief History and Description

11. The subject site contains a single storey dwelling referred as *Mylius House* in *Post-War Modern Residential Heritage Study* (July 2022). The dwelling was originally constructed in 1967 to a design by architects McGlashan & Everist. It was first constructed in a broad U shape plan with a west facing courtyard. The facade featured a sheer brick wall, which was obscured on the eastern side by a courtyard wall.

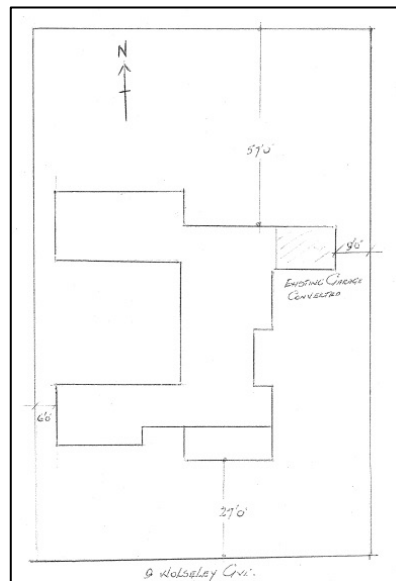


Figure 1 Site plan from 1972 Building Permit, which provided an outline of the house at the time. (permit sourced by property owner).



Figure 2 The dwelling shortly after constructed in 1967, with the courtyard wall in front of the eastern side of the house evident. The west side of the house had a tall paling fence at this time. Image source: SLV

12. While the house was originally constructed in 1967, documents (including permits and photographs) submitted to Council by the current owner as part of their objection(s), provided detailed explanations of the degree of change that has occurred since the place was originally constructed.
13. In 1972, under building permit 14544, a hobby room was constructed at the north-eastern corner of the property, to a design by architect David Godsell. In 1985, under building permit 27240, the office/study was expanded by demolishing the existing southern wall and construction of a new wall 1.8 metres further south. These works were also designed by architect David Godsell. In 1986, under building permit 27952, the southern walls (i.e., the façade) of the lounge room and main bedroom were demolished and new floor to ceiling windows and glass doorways installed, fronting directly onto Wolseley Grove. An L shaped brick fence was also constructed at this time to conceal views to the western portion of the façade, given the façade now comprised substantial glazing. The works in 1985/86 fundamentally altered the original design intent of the property.

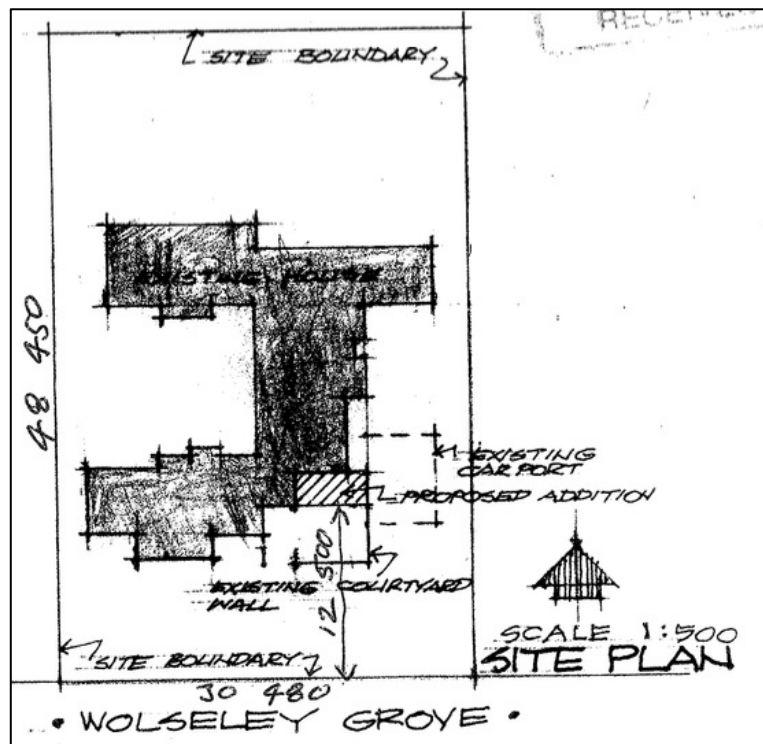


Figure 3 Site plan from 1985 Building Permit, showing the addition made to the south east corner of the façade at that time. (permit sourced by property owner)

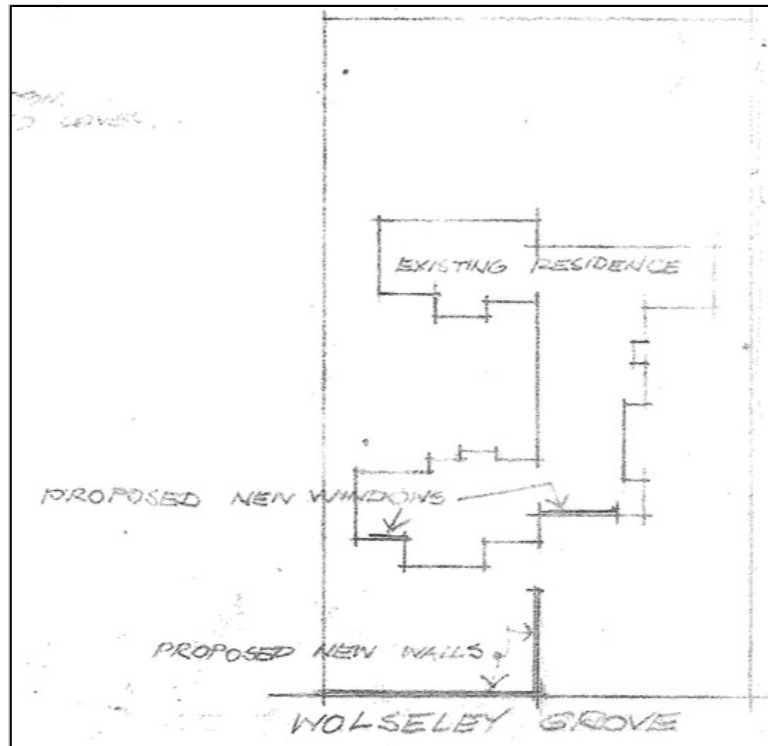


Figure 4 Site plan from 1986 Building Permit, showing the location of the windows and walls introduced at that time. (permit sourced by property owner)

14. Submissions made by the owners and by their lawyers, Hall & Willcox, itemise in several extensive lists the substantial changes that had been made to the property up to that time, noting that Council's citation did not recognise that degree of change and loss of intactness. The list of 'structural changes' appended to the submission to Council by Hall & Wilcox is reproduced below:

- Alteration of existing 'garage space' at north/east of building to create 'hobby room' which enclosed garage space to allow for a pottery kiln, sink and storage (1972)
- A complete change to the front (southern) façade of the house and its appearance from the street and front garden (1986)
- Replacing the stark brick walls of both the front main bedroom and the front living room with floor to ceiling windows and adding entrance doors to façade of house (1986)
- Additional brickwork to southern side to create fernery in main ensuite (1986)
- Replacing original façade front timber fence to totally obscure façade of house from the street (1986)
- Pushing forward eastern front façade of home by moving wall to the south and replacing with floor to ceiling windows and entrance door replacing previous stark brick (1985)
- Closing front access to southern courtyard (1986)
- Adding a shed with workbench and storage at the rear of the carport to create an additional eastern courtyard (not documented, but materials suggest mid 1980s addition)
- Installing skylights in various locations around house (not documented, but materials suggest mid 1980s addition)
- Removal of walls between two of the small bedrooms (not documented, but materials suggest mid 1980s addition)

- Replacing all windows along the eastern and southern sides of the central courtyard, which previously had lower band with floor to ceiling glass (1986)
- Addition of garden shed (not documented, but materials suggest possible 1990s addition)
- Multiple replacements of the kitchen bench, including removal of island bench top and cupboards
- Removal of sunken baths in both bathrooms
- New cabinetry in kitchen area
- Removal of northern pergolas from kid's wing
- Paving front drive and entrance way
- New letterbox (current structure different to that shown in early photos of the home).

15. The owners provided illustrations that set out the range of changes that had taken place across the site, and these are provided at Figures 5 and 6 below.

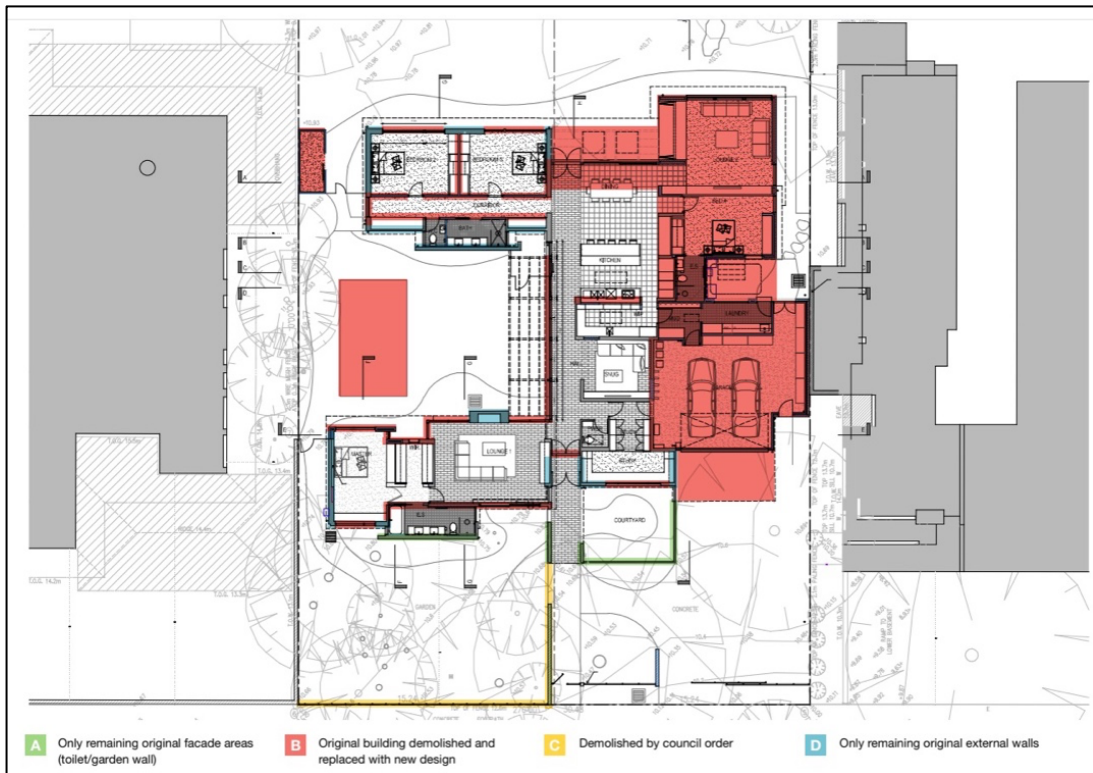


Figure 5 Site plan demonstrating the original design intent, versus what exists today (plan provided by the owners).

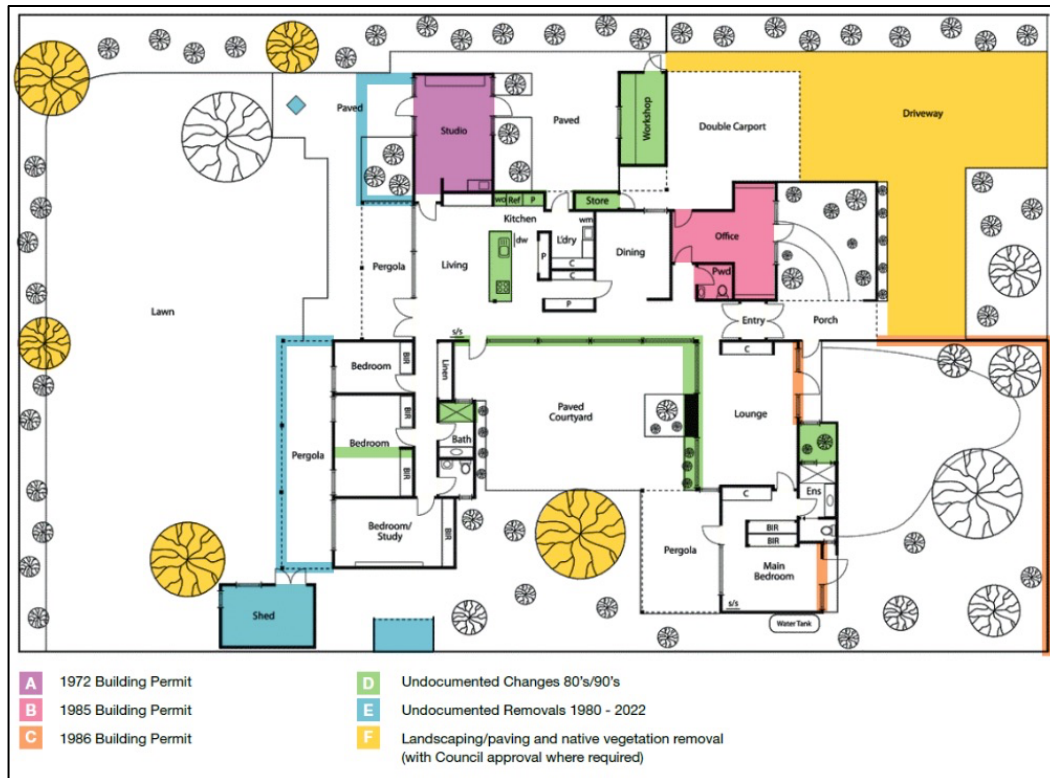


Figure 6 Site plans highlighting elements of the property impacted (plan provided by the owners).

16. In November 2022, building permit CBS-U-68108/7986052958252 was issued, with substantial alterations approved. While Figures 5-8 below provide illustrations of the substantial extent of demolition and new works which were approved and are currently underway, the extent of change includes the removal of most existing windows, demolition of former rear hobby room, many internal walls and the existing roof cladding. An addition will extend to the rear of the place, a new garage will replace previous carport and new roof cladding for the whole of the place.
17. In addition to the changes above, the solid brick fence which was constructed in 1986 was ordered to be demolished by Council under an Emergency Order in August 2022. Council inspected the property and determined that the 2 metre tall fence was at risk of imminent collapse and was required to be demolished.
18. With regards for landscaping, three large Mahogany Gums were also removed with Council approval in 2022.
19. As Figures 5 & 6 illustrate, only a skeleton of walls remains as original fabric to the exterior of the building, with all joinery and glazing associated with windows, eaves and the roof, along with the roof itself, having been removed and (with the present works underway) substantially replaced, with changes also to the internal layout. In addition, the loss of the front walls and of the trees that have been removed has even further detracted from the integrity and character of the place as it was when Council's citation for the site was prepared.

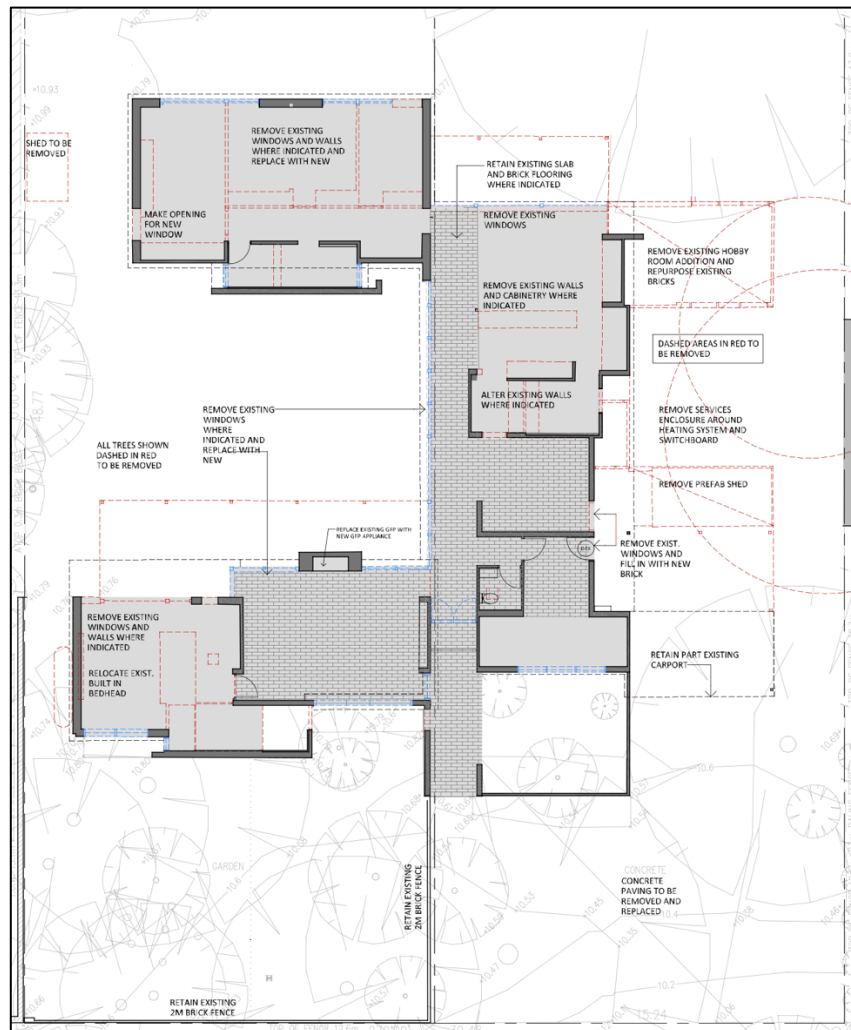


Figure 7 Extent of approved demolition and alterations associated with the building permit issued in November 2022 (permit drawings provided by owner).

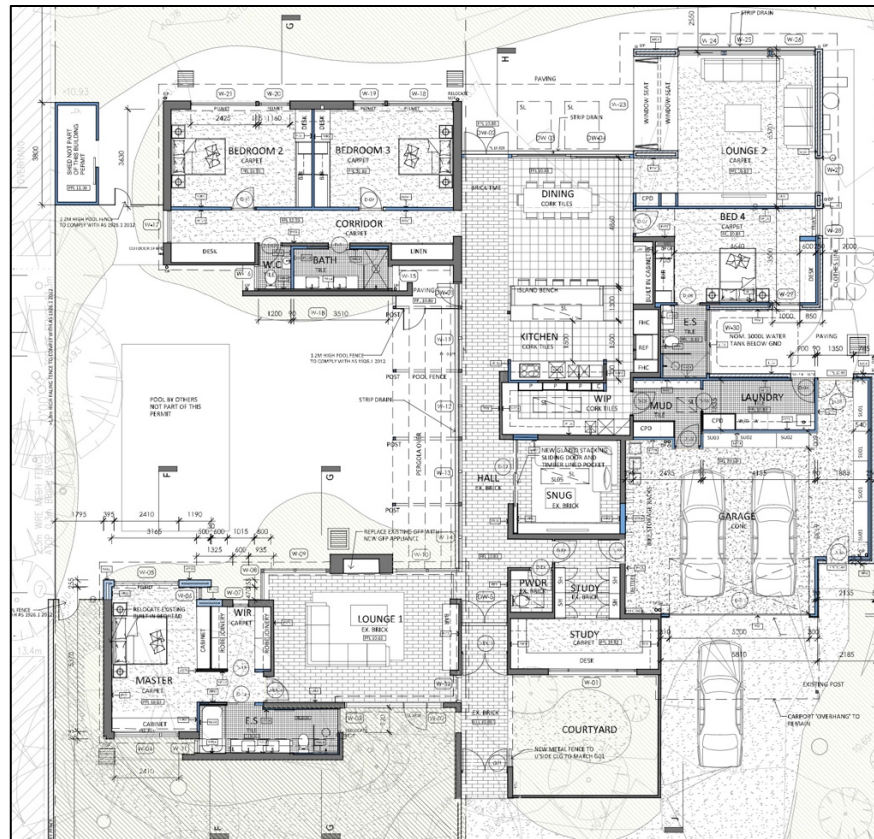


Figure 8 Proposed new envelope, approved as part of Building Permit CBA-U-68108/7986052958252 in November 2022. (Permit drawings provided by owner)



Figure 9 (left) Site in May 2022
(right) Site as of February 2024, with construction works well advanced as part of approved building permit.



Figure 10 The dwelling, looking from the front entrance towards the rear of the house, February 2024.



Figure 11 The western portion of the front facade, with permitted works in progress.



Figure 12 *Front courtyard wall with a view toward the eastern side of the facade, c.1967. Beyond the facade is a former study, which is pictured below. Image source: SLV.*



Figure 13 (left) *The eastern portion of the front facade (former study), with permitted works in progress.*

(right) *View out from the original study, which was located toward the front of the house. The windows have been removed and replaced with the windows in the left image. The roof to this envelope has also been removed as part of the permitted works.*



Figure 14 Works in progress to the front, western envelope.



Figure 15 Works in progress to the front, western portion of the dwelling, with views toward the courtyard and rear portion of the house.



Figure 16 (left) Works in progress, with a view to the eastern wall of the western courtyard.
(right) Internal views to the western courtyard from 2022.



Figure 17 View from within the western courtyard, looking north toward the rear of the house.



Figure 18 Rear of the house, as indicated, these portions of external walls are some of the only original fabric.



Figure 19 View south, toward the street frontage, within the new kitchen/dining area.

6.0 Heritage Status

20. The subject site is not included on the Victorian Heritage Register.
21. The subject site is not included on the National Heritage Register (Victoria).
22. The site is subject to an interim heritage control, identified as HO850, which at present expires 11 October 2024. No external paint controls, internal alteration or tree controls apply as a result of this interim control. These same controls are proposed for the permanent overlay.

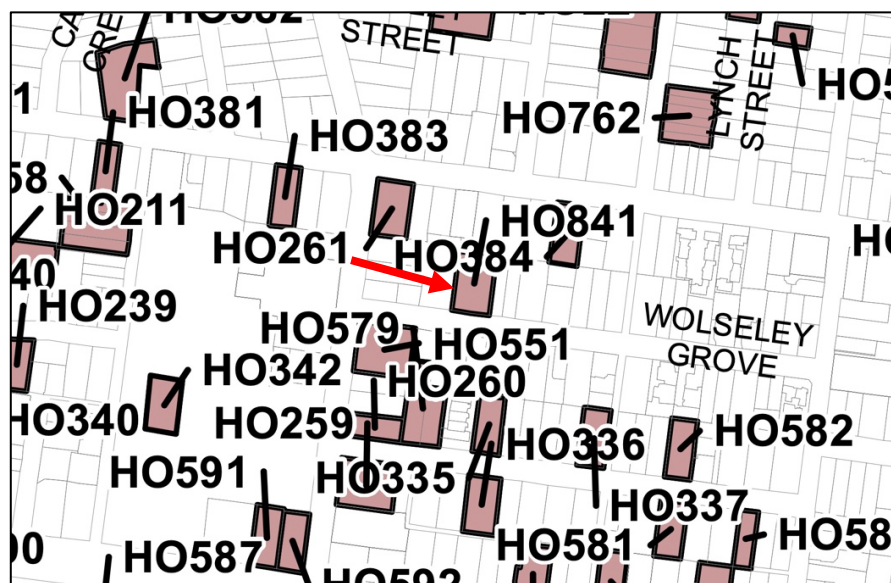


Figure 20 The subject site (indicated with a red arrow) is proposed to have an individual Heritage Overlay, identified as HO841.

23. In February 2022, Council wrote to owners of impacted properties to begin preliminary consultation regarding the proposal to include their properties on the Heritage Overlay as part of a draft heritage study investigating post-war development. The draft study had identified that the subject site was of historical, architectural and aesthetic significance. The draft study citation, provided to the owners of the subject site included the following statement of significance:

What is significant?

Mylius House at 9 Wolseley Grove, Brighton, built in 1967.

Elements that contribute to the significance of the place include (but are not limited to):

- *The original external form, materials and detailing of the building and the 1972 addition by David Godsell*
- *The building's high level of integrity to its original design*
- *Site-specific orientation with private courtyards allowing for retention of remnant native vegetation*
- *H-shaped floorplan presenting an austere frontage to the street and large expanses of glazing opening to the north (rear) and to internal courtyards*

- *Modernist composition and form, including north-facing orientation, flat roof, private front courtyards, prominent integrated carport and concealed main entrance*
- *Modernist materials and detailing, including pale brown brick walls, dark stained or painted timber fascias, and expansive timber-framed windows*
- *Landscape features including front garden walls matching those of the house, freestanding timber letterbox, and mature remnant native plantings.*

Later alterations are not significant.

How is it significant?

Mylius House at 9 Wolseley Grove, Brighton is of local historical, representative (architectural) and aesthetic significance to the City of Bayside.

Why is it significant?

Built in 1967 to a design by architects McGlashan & Everist, the Mylius House at 9 Wolseley Grove, Brighton is illustrative of post-war suburban development in the City of Bayside, when a large number of architect- designed Modernist houses were constructed across the municipality for those with an appreciation of Modernist architecture, its design principles, and the value of employing an architect. Mylius House at 9 Wolseley Grove makes a strong contribution to this important phase in the development of the City of Bayside (Criterion A).

Mylius House at 9 Wolseley Grove, Brighton is notable as a substantially intact representative example of a Modernist suburban house constructed during the post-war period in the City of Bayside. Designed by architects McGlashan & Everist, it displays a range of characteristics that are typical of Post-War Modernist housing from this period in Brighton and across Victoria more broadly, including site-specific orientation, rectangular planning, low box-like forms with horizontal emphasis, stepped flat roofs with shallow eaves and deep timber fascias, an emphasis on privacy with unadorned brick walls and internal courtyards, expansive timber-framed glazing with full-height windows to the north, prominent integrated carport and deeply recessed entry (Criterion D).

Mylius House at 9 Wolseley Grove, Brighton is of aesthetic significance as a well-resolved and carefully detailed example of a suburban house constructed in the Modernist style. Designed by renowned architects McGlashan & Everist, the house is characterised by its severe presentation to the street, its emphasis on privacy and retention of remnant vegetation, and its refined detailing. Mylius House demonstrates the key aesthetic qualities of Modernist design in the City of Bayside to a high standard (Criterion E).

24. As noted above, in April 2022, Hall & Wilcox provided a detailed submission to Council on behalf of the owners objecting to the inclusion of the property in the draft heritage study. In support of their objection, they provided building permit records (as discussed in earlier sections of this evidence) and comparative photographs of the property to highlight the extent of alterations that had previously occurred. The objection was also critical of Council's research given building and planning permits that were available through Council were not reviewed as part of the initial assessment. The objection also noted historical inaccuracies in the citation.
25. In late May 2022, a memorandum of heritage advice was provided by my office to the owners of the property, and this was also forwarded to Council for their consideration (the initial advice is appended to this evidence). Our advice concluded that it was '*not appropriate or accurate to describe the house at 9 Wolseley Grove, as 'substantially intact' and that the citation appears to have been prepared without a full appreciation of the extent to which the character, appearance and integrity of the place has been altered in the past.*'

26. In July 2022, following the initial consultation period, Council officers adopted the *Post-War Modern Heritage Study* and mandatory listing of private properties on the Heritage Overlay. Council's officers and heritage advisor had reviewed submissions provided as part of the initial consultation period and the 19 July 2022 Council meeting agenda provided the following response in relation to the owner's objection:

Objection to the draft Study is noted.

The submission, alongside all supporting information and heritage advice, was provided to Council's heritage consultant. The Statement of Significance and Heritage citation have been revised to include information outlining the alterations and additions that have occurred.

Council's heritage consultant is of the view that the additions and alterations have been sensitively designed and that the home still displays a range of characteristics that are typical of Post-War housing from this period in the suburb and across Victoria.

27. On 18 November 2022 the owners of the subject site obtained a building permit to complete partial demolition, alterations and additions.
28. On 7 September 2023, the exhibition period commenced to introduce permanent heritage controls onto properties identified to be of heritage significance in the *Post-War Modern Residential Heritage Study*. The subject site was still proposed to be listed as a property of individual heritage significance. Interim heritage controls were then gazetted to 58 individual heritage places, including the subject site on 23 November 2023.
29. The documents exhibited by Bayside City Council in support of Amendment C192bays included an updated citation prepared by GJM Heritage, containing an amended statement of significance for the property, which is reproduced below:

Mylius House at 9 Wolseley Grove, Brighton, built in 1967.

Elements that contribute to the significance of the place include (but are not limited to):

- *The original external form, materials and detailing of the building and the additions and alterations designed by David Godsell*
- *The building's high level of integrity to its original design*
- *Site-specific orientation with private courtyards allowing for retention of remnant native vegetation*
- *H-shaped floorplan presenting an austere frontage to the street and large expanses of glazing opening to the north (rear) and to internal courtyards*
- *Modernist composition and form, including north-facing orientation, flat roof, private front courtyards, prominent integrated carport and concealed main entrance*
- *Modernist materials and detailing, including pale brown brick walls, dark stained or painted timber fascias, and expansive timber-framed windows*
- *Landscape features including front garden walls matching those of the house, freestanding timber letterbox, and mature Eucalyptus sp. tree plantings.*

Later alterations are not contributory.

How is it significant?

Mylius House at 9 Wolseley Grove, Brighton is of local historical, representative (architectural) and aesthetic significance to the City of Bayside.

Why is it significant?

Built in 1967 to a design by architects McGlashan & Everist with sensitively-designed additions and alterations by David Godsell, the Mylius House at 9 Wolseley Grove, Brighton is illustrative of post-war suburban development in the City of Bayside, when a large number of architect-designed Modernist houses were constructed across the municipality for those with an appreciation of Modernist architecture, its design principles, and the value of employing an architect. Mylius House at 9 Wolseley Grove makes a strong contribution to this important phase in the development of the City of Bayside (Criterion A).

Mylius House at 9 Wolseley Grove, Brighton is notable as a substantially intact representative example of a Modernist suburban house constructed during the post-war period in the City of Bayside. Designed by architects McGlashan & Everist with sensitively-designed additions and alterations by David Godsell, it displays a range of characteristics that are typical of Post-War Modernist housing from this period in Brighton and across Victoria more broadly, including site-specific orientation, rectangular planning, low box-like forms with horizontal emphasis, stepped flat roofs with shallow eaves and deep timber fascias, an emphasis on privacy with unadorned brick walls, garden walls and internal courtyards, expansive timber-framed glazing with full-height windows to the north, prominent integrated carport and deeply recessed entry (Criterion D).

Mylius House at 9 Wolseley Grove, Brighton is of aesthetic significance as a well-resolved and carefully detailed example of a suburban house constructed in the Modernist style. Designed by renowned architects McGlashan & Everist with sensitively-designed additions and alterations by David Godsell, the house is characterised by its austere presentation to the street, its emphasis on privacy and retention of remnant vegetation including mature Eucalyptus sp., and its refined detailing. Mylius House demonstrates the key aesthetic qualities of Modernist design in the City of Bayside to a high standard (Criterion E).

30. It is noted that the only material difference between the draft Statement of Significance and the adopted version is the insertion of brief comments under 'why is it significant' which identify that additions and alterations were designed by David Godsell.
31. On 17 October 2023, the owners of the property again provided their objection to the inclusion of their property on the overlay, citing their previous submission and furthering noting that additional significant permissible alterations had occurred since their original objection from April 2022 had been submitted.

7.0 Discussion

32. The recognised criteria for the assessment of heritage values of a heritage place, as set out in *Practice Note 1: Applying the Heritage Overlay* (first published August 2018, updated June 2023), are as follows:

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

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history - rarity.

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history - research potential.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments - representativeness.

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

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period - technical significance.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions - social significance.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history - associative significance.

33. To be identified as a place of local significance sufficient to warrant application of the Heritage Overlay, a place should meet one or more of the above criteria to a degree that meets a threshold level of local significance.
34. The case in this instance for recommending an individual Heritage Overlay be adopted is predicated on the view that the dwelling at 9 Wolseley Grove, Brighton is of local historical, representative (architectural) aesthetic significance to Bayside Council (Criteria A, D and E). It is understood that at the time of exhibition Council's heritage advisor had not seen the property beyond what was visible from the public realm.

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

35. The citation and the statement of significance provides the following comment with respect for the dwelling and Criteria A *'is illustrative of post-war suburban development in the City of Bayside, when a large number of architect-designed Modernist houses were constructed across the municipality for those with an appreciation of Modernist architecture, its design principles, and the value of employing an architect'*. The citation also comments the dwelling makes a strong contribution to this important phase in the development of the City of Bayside.
36. Until the *Post-War Modern Residential Heritage Study* was undertaken, there was limited discussion surrounding post-war dwellings in previous heritage studies. Accepting the Bayside Thematic History (TEH) was completed in 1999, the only commentary provided on post war housing was that the area went through a population boom with new housing estates through Moorabbin, Cheltenham, Highett and Hampton. The TEH also then comments that many notable modern Australian architects built in the area including Neil Clerehan, Mockridge, Stahle & Mitchell, John & Phyllis Murphy and J F Spears¹.
37. The *City of Bayside Inter-War & Post-War Heritage Study* (May 2008) provides additional detail regarding the development of the Modern House, commenting due to suburbs such as modern day Beaumaris containing substantial tracks of undeveloped land in the post-war period, it attracted the attention of prospective homeowners and prominent architects, with James Spears, David Godsell, David Brunton, Ken Atkins, T J Karasinski, Ian Freeland, John Gates (of Yuncken, Freeman Brothers, Griffiths & Simpson), Lindsay Bunnnett (of Plottel, Bunnet & Alsop) and Eric Lyon (of Smith, Tracey & Lyon all designing houses for themselves in Beaumaris². The study goes on to comment that the significance of Beaumaris as an epicentre for modern residential architecture in the post-war period has been acknowledged by many, including Robin Boyd, Neil Clerehan and Philip Goad.

¹ *City of Bayside Heritage Review, Thematic History*, Volume 1, Allom Lovell, March 1999, p. 36

² *City of Bayside Inter-War & Post-War Heritage Study*, Volume 1, Heritage Alliance, 2008, P 21

38. That good examples of Modernist dwellings are important to the historical significance of Bayside is not disputed. Examples such as those highlighted in the citation, illustrate this point.
39. It however cannot be argued that the subject site is a good example of a Modernist dwelling, when compared to examples that are already on the overlay. It is acknowledged that the dwelling was first constructed by noted architects in 1967, however as had been illustrated above, the dwelling has undergone such substantial permissible changes that the original design intent has been lost and the dwelling can no longer be considered an example of modernist architecture.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments – representativeness.

40. The statement of significance specifies that the place is notable as a *substantially intact representative* example of a Modernist suburban house constructed during the post-war period. It comments the place displays a range of characteristics that are typical of Post-War Modernist housing from this period in Brighton and across Victoria more broadly, including:
- *Site-specific orientation;*
 - *Rectangular planning;*
 - *Low box-like forms with horizontal emphasis;*
 - *Stepped flat roofs with shallow eaves and deep timber fascias;*
 - *An emphasis on privacy with unadorned brick walls, garden walls and internal courtyards;*
 - *Expansive timber-framed glazing with full-height windows to the north;*
 - *Prominent integrated carport;*
 - *Deeply recessed entry.*
41. Consistent with the extent of changes described in the planning permits and illustrated in figures above, the property cannot be described as substantially intact. The alterations made in the 1980s changed the facade and the places presentation to the public realm. The original design intent was an open front courtyard, with a solid brick facade, and the alterations of the 1980s replaced much of this brick with glazing and replaced the timber fence with a solid brick fence.
42. The works that are currently being undertaken are also altering the '*expansive timber-framed glazing with full height windows to the north*', with all windows having been replaced. The '*prominent integrated carport*' is in the process of being converted into a garage. The memorandum of heritage advice prepared by my office commented that it was not accurate to describe the house as substantially intact at that time, and the permitted changes that have occurred to the property subsequent to that original advice have unequivocally altered the original fabric.
43. In May 2020, Beaumaris Modern nominated the property for inclusion in the Victorian Heritage Register. In June 2020, Heritage Victoria wrote to both Beaumaris Modern and Lindsay Cumming, the then owner of the property. Heritage Victoria noted that there was a request to withdraw the nomination, however Heritage Victoria also had formed the view that the nomination should be refused. The reasons cited for refusal included that at a state level finer examples of architects McGlashan and Everist's work were demonstrated at Heide II (VHR1494) and Grimwade House (VHR2209) and that the place on a state level was not rare and was not in original condition. Heritage Victoria commented that the place reflected the

original layout and design but had undergone various alterations (noting that the permitted works currently being undertaken have further altered the original layout and design).

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

44. As outlined above, the statement of significance identifies the place is of aesthetic significance ‘as a well-resolved and carefully detailed example of a suburban house constructed in the Modernist style. Designed by renowned architects McGlashan & Everist with sensitively-designed additions and alterations by David Godsell, the house is characterised by its austere presentation to the street, its emphasis on privacy and retention of remnant vegetation including mature *Eucalyptus* sp., and its refined detailing. The dwelling demonstrates key aesthetic qualities of Modernist design in the City of Bayside to a high standard’.
45. As has been demonstrated above, the dwelling has undergone substantial alterations since it was constructed, with very little of its original design intent and materiality remaining. The ‘austere presentation to the street’ as remarked upon in the citation was not an original feature, given the facade was altered and the fence introduced in the 1980s (noting again that the brick fence that was previously to the front of the property has recently been demolished).
46. Beyond this, while the significance of the place has not been put forward as being significant due to an association with the original architects, the citation and Statement of Significance places great emphasis on the face the house was originally designed by architects McGlashan & Everist, with additions by architect David Godsell.
47. While McGlashan & Everist and Godsell were well respected architects of the era, this house has been so heavily altered that it cannot be seen as a key example of their past work. McGlashan & Everist and Godsell have fleeting mentions in previous heritage studies including the *City of Bayside Heritage Review, Thematic History* (March 1999) and the *City of Bayside Inter-War & Post War Heritage Study*, however it is not easily or readily demonstrated that their work is significant within the City of Bayside. The refined detailing referenced in the Statement of Significance has been the subject of renovation and replacements and cannot be seen as a fine aesthetic example of a Modernist dwelling.
48. Council’s Part A Submission and the associated evidence, being the expert witness statements of Jim Gard’ner (7 February 2024) and Natica Schmeder (9 February 2024), were provided to me on 12 February 2024.
49. At paragraph 110 of its Part A Submission Council states that in response to issues raised in submissions and having regard to expert advice in relation to the same, Council proposes to delete several properties from the Amendment by way of post-exhibition changes. The subject site at 9 Wolseley Grove is one of these properties.
50. In Attachment 1 to the Part A submission Council provides a summary of the Delegate response to submissions that has informed Council’s submissions to the Panel, including the following in relation to the subject site:

Council has considered the advice of the heritage experts engaged by Council as part of its consideration of the issues raised in submissions.

GJM have recommended that the place be removed from the Heritage Overlay, citing that:

- *Due to substantial works that have recently been undertaken at the place, there is so little original material remaining that its integrity has been reduced such as the place should be removed from the Heritage Overlay.*

Ms Schmeder recommended the place be retained in the Heritage Overlay but that the Citation and SoS be amended to reflect the changes made, citing that:

- *The heritage impact of the recent works require consideration but overall, they are sympathetic to the house, with effort take to retain the same street presence, and do not diminish the heritage significance of the place.*
- *The changes, particularly to the eastern side additions, should be recorded in the Citation and noted as non-contributory.*

Council supports the recommendations of GJM to remove the place from the Heritage Overlay as the place no longer meets the threshold for heritage protection.

Council acknowledges that Ms Schmeder recommends that the place be retained in the Heritage Overlay as proposed by Amendment C192bays and it invites the Panel to consider the Ms Schmeder's evidence as part of its consideration of submissions.

51. I support Council's position as expressed in the Part A submission, and the advice provided by GJM (including the views expressed in the evidence of Mr Gard'ner).
52. The intactness and integrity of this place have been heavily impacted as a result of the recent works, and this has had an appreciable impact upon the heritage values of the place.
53. I disagree with the views expressed by Ms Schmeder that the alterations do not diminish the significance of the place and that the place meets the threshold for local significance.
54. Reflecting on my work as a heritage consultant participating in the assessment of places for potential listing under the Heritage Overlay, I cannot think of a building that has sustained a similar impact upon its intactness and integrity that has been considered to warrant a heritage control or has been seen to meet the threshold of local significance.

8.0 Conclusion

55. Having regard for all of the above, it is my view that the dwelling at 9 Wolseley Grove, Brighton, is not of sufficient historic, representative (architectural) or aesthetic value to warrant an individual Heritage control as part of Amendment C192bays to the Bayside Planning Scheme.
56. The proposed listing of the building was questioned and arguably not warranted at the time the building was first put forward in Amendment C192bays. However, with the works that have occurred in the interim, including the removal of walls/high brick fencing to the front, removal of windows, replacement of the roof and associated joinery, removal of several large trees, and other material changes as set out

above, the integrity and interest of the place has been reduced such that it should no longer be considered for listing within the Schedule to the Heritage Overlay.

Bryce Raworth

CONSERVATION | HERITAGE

BRYCE RAWORTH

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

Bryce Raworth has worked with issues relating to heritage and conservation since the mid-1980s, and has specialised in this area since establishing his own consultant practice in 1991. **Bryce Raworth Pty Ltd, Conservation • Heritage**, provides a range of heritage services, including the assessment of the significance of particular sites, preparation of conservation analyses and management plans, design and/or restoration advice for interventions into significant buildings, and detailed advice regarding the resolution of technical problems relating to deteriorating or damaged building fabric.

From 2004-2011 Raworth was a member of the Official Establishments Trust, which advises on the conservation and improvement of Admiralty House and Kirribilli House in Sydney and Government House and The Lodge in Canberra. As a member of the former Historic Buildings Council in Victoria, sitting on the Council's permit, planning and community relations committees, Raworth has been involved with the registration and permit processes for many registered historic buildings. In 1996 he was appointed an alternate member of the new Heritage Council, the successor the Historic Buildings Council, and in 1998 was made a full member.

At present he provides regular advice to architects and private owners on technical, architectural and planning issues relative to the conservation and adaptation of historic buildings and is occasionally called upon to provide expert advice before the VCAT. He is currently the conservation consultant for the city of Stonnington, and has recently stepped down as a foundation member of the Advisory Board to the Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne (ACAHUCH)

With respect to historic precincts, the company has provided detailed advice towards the resolution of heritage issues along the Upfield railway line. The company is currently contributing to redevelopment plans for the former Coburg Prisons Complex (comprising Pentridge Prison and the Metropolitan Prison) and the former Albion Explosives Factory, Maribyrnong. In 1993 Bryce Raworth led a consultant team which reviewed the City of Melbourne's conservation data and controls for the CBD, and in 1997 **Bryce Raworth Pty Ltd** revised the former City of South Melbourne Conservation Study with respect to the area within the present City of Melbourne. The firm is currently completing documentation for significant heritage places and areas in the City of Stonnington.

In recent years **Bryce Raworth Pty Ltd** has also provided documentation and advice during construction on the restoration of a number of key registered and heritage overlay buildings, including the Ebenezer Mission church and outbuildings, Antwerp; the former Martin & Pleasance Building, 178 Collins Street, Melbourne; the former Uniting Church, Howe Crescent, South Melbourne; Heide I & II, Heide Museum of Modern Art, Bulleen; Melbourne Grammar School, South Yarra; various guard towers and other buildings, Pentridge Prison, Coburg; and Coriyule Homestead, Curlewis.

BRYCE RAWORTH
M. ARCH., B. A. (HONS), ICCROM (ARCH), FRAIA

Professional Status:	Conservation Consultant and Architectural Historian
Current Positions:	Conservation Consultant to the cities of Kingston, Frankston and Stonnington
Organisation Membership:	Australian Institute of Architects VPELA (Victorian Planning and Environmental Law Association)
Professional Experience:	<p>independent practice as conservation consultant and architectural historian from January 1991 (ongoing). Services include: identification and assessment of the significance of sites and complexes; preparation of guidelines regarding the safeguarding of significant sites; provision of technical, design and planning advice to architects, owners and government on issues relating to the conservation of sites of cultural significance; expert witness advice on conservation issues before the VCAT</p> <p>member, Historic Buildings Council (architectural historian's chair) 1993-1996; member, Heritage Council (architect's chair) 1998-2002</p> <p>conservation consultant to the cities of Brighton, Northcote and Sandringham (1989 only), Essendon, Hawthorn and Kew (1989-1994), Melbourne (1992-2009) and Prahran (1992-1994)</p> <p>established the Metropolitan Heritage Advisory Service on behalf of the Ministry for Planning & Environment - this service was offered to the cities of Brighton, Essendon, Hawthorn, Kew, Northcote and Sandringham in 1989-90</p>
Studies:	<p>Certificate of Architectural Conservation, ICCROM (International Centre for the Study of the Preservation and the Restoration of Cultural Property at Rome), 1994</p> <p>Master of Architecture by thesis, University of Melbourne, 1993 (thesis: A Question of Style: Domestic Architecture in Melbourne, 1919-1942)</p> <p>B. Architecture (First Class Honours), University of Melbourne, 1986</p> <p>B. Arts (Second Class Honours, Division A), University of Melbourne, 1986</p>
Committee Membership:	<p>Member of Advisory Board, ACAHUCH (Australian Centre for Architectural History, Urban and Cultural Heritage, University of Melbourne) (2018-2022)</p> <p>Twentieth Century Buildings Committee, National Trust of Australia (Victoria), 1990-1994 (Chairman 1992-1993)</p> <p>RAIA Jury, Conservation Category, 1995, 1996, 1998 and 2001 Awards (Chairman 1996 & 1998)</p>
Awarded:	<p>Henry and Rachel Ackman Travelling Scholarship in Architecture, 1987-88</p> <p>JG Knight Award, conservation of Heide 1, Royal Australian Institute of Architects, Victorian Chapter, 2003</p> <p>Lachlan Macquarie Award for heritage (commendation), conservation of Heide 1, Royal Australian Institute of Architects National Award program, 2003</p> <p>Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, Victorian Chapter, 2015</p> <p>Award for Heritage Architecture, conservation of Coriyule Homestead, Australian Institute of Architects, National Awards, 2015</p>

Attachment

Memorandum of Heritage Advice, Bryce Raworth Pty Ltd, 20 May 2022.

Memorandum of Heritage Advice

9 Wolseley Grove, Brighton
20 May 2022



Memorandum of heritage advice regarding draft heritage study citation for the site

This memorandum of advice was prepared on behalf of the owner of the property at 9 Wolseley Grove, Brighton. It comments on the heritage citation for the site, as found in the draft *City of Bayside Post War Modern Residential Heritage Study* (GJM Heritage). The analysis below draws upon an external and internal inspection of the house, and a review of the draft heritage study citation. Reference is also made to historical building permit records for the house.

The draft citation includes the following statement of significance for the house at 9 Wolseley Grove:

What is significant?

Mylius House at 9 Wolseley Grove, Brighton, built in 1967. Elements that contribute to the significance of the place include (but are not limited to):

- *The original external form, materials and detailing of the building and the 1972 addition designed by David Godsell*
- *The building's high level of integrity to its original design*
- *Site-specific orientation with private courtyards allowing for retention of remnant native vegetation*
- *H-shaped floorplan presenting an austere frontage to the street and large expanses of glazing opening to the north (rear) and to internal courtyards*
- *Modernist composition and form, including north-facing orientation, flat roof, private front courtyards, prominent integrated carport and concealed main entrance*
- *Modernist materials and detailing, including pale brown brick walls, dark stained or painted timber fascias, and expansive timber-framed windows*
- *Landscape features including front garden walls matching those of the house, freestanding timber letterbox, and mature remnant native plantings.*
- *Later alterations are not significant.*

How is it significant?

Mylius House at 9 Wolseley Grove, Brighton is of local historical, representative (architectural) and aesthetic significance to the City of Bayside.

Why is it significant?

Built in 1967 to a design by architects McGlashan & Everist, the Mylius House at 9 Wolseley Grove, Brighton is illustrative of post-war suburban development in the City of Bayside, when a large number of architect-designed Modernist houses were constructed across the municipality for those with an appreciation of Modernist architecture, its design principles, and the value of employing an architect. Mylius House at 9 Wolseley Grove makes a strong contribution to this important phase in the development of the City of Bayside (Criterion A).

Mylius House at 9 Wolseley Grove, Brighton is notable as a substantially intact representative example of a Modernist suburban house constructed during the post-war period in the City of Bayside. Designed by architects McGlashan & Everist, it displays a range of characteristics that are typical of Post-War Modernist housing from this period in Brighton and across Victoria more broadly, including site-specific orientation, rectangular planning, low box-like forms with horizontal emphasis, stepped flat roofs with

shallow eaves and deep timber fascias, an emphasis on privacy with unadorned brick walls and internal courtyards, expansive timber-framed glazing with full-height windows to the north, prominent integrated carport and deeply recessed entry (Criterion D).

Mylius House at 9 Wolseley Grove, Brighton is of aesthetic significance as a well-resolved and carefully detailed example of a suburban house constructed in the Modernist style. Designed by renowned architects McGlashan & Everist, the house is characterised by its severe presentation to the street, its emphasis on privacy and retention of remnant vegetation, and its refined detailing. Mylius House demonstrates the key aesthetic qualities of Modernist design in the City of Bayside to a high standard (Criterion E).

The draft *City of Bayside Post War Modern Residential Heritage Study* recommended that 9 Wolseley Grove be Brighton be included in the Heritage Overlay to the Bayside Planning Scheme as a locally significant place (to the extent of the whole of the property). The Study also recommended that tree controls be applied to mature eucalyptus trees on the site. Internal alteration controls and external paint controls were not recommended.

Having regard for my inspection of the property and a review of the documented alterations to the place, it is apparent that the draft citation does not properly acknowledge the extent of change that the house has undergone. It also includes some historical inaccuracies.

In relation to matters of historical accuracy, the draft citation describes the house as being occupied by the original owners, the Mylius family, for 'about a decade' before it was sold to the Cuming family. The Cuming family in fact acquired in the house in 1972, around 5 years after it was first constructed, and retained ownership until 2020.

The draft citation also refers to a small addition to the *front east corner of the house* designed by architect David Godsell to accommodate a hobby room. This is incorrect insofar as the 1972 works to create a hobby room involved only minor alterations and fitout to convert an existing garage, located to the rear (or north) of the east elevation [refer to the drawings in the attachment to this memorandum]. The citation's source of information for the 1972 works is identified in footnote 16 as '*City of Brighton, Mr & Mrs C H Mylius, House at 9 Wolseley Grove, Brighton, 4 September 1966*'. This is presumed to be a typographical error, given that the building permit for the hobby room was issued by the City of Brighton on 10 May 1972. The hobby room (former garage) as seen today is a minor and altered element to the rear of the site, and does not warrant being mentioned or singled out as something of interest within the statement of significance.

The citation also gives an incorrect date for the site plan reproduced in Figure 5. This plan does not date to 1972 but is instead part of the 1985 building permit documentation prepared by David Godsell for a small addition (containing a study) behind a front courtyard [refer attachment].

The draft citation does not reference the 1985 permit, or the subsequent 1986 building permit for the creation of new full height window openings to the front walls of the lounge and main bedroom, replacing what was originally a blank, featureless brick wall (David Godsell was again the architect) [refer attachment]. The 1986 works also included the erection of the brick fence enclosing a front courtyard, replacing a timber paling fence visible in c1967 photographs of the house. Contrary to the assertion of the citation, the bricks used in the fence are not a precise match for the original house bricks.

Other external changes to the house include:

- the construction of a brick walled storeroom and timber framed shed to the rear of the carport;
- replacement of the original pergolas to the north elevation;
- modification of window frames overlooking the central courtyard, with the new windows no longer having timber transom rails.

As a result of these changes, some of the key features of the house listed in the citation (in bullet points as below) have been erased or should be seen to be of diminished integrity:

- *Site-specific orientation with private courtyards allowing for retention of remnant native vegetation.*
- *H-shaped floorplan presenting an austere frontage to the street and large expanses of glazing opening to the north (rear) and to internal courtyards.*
- *Modernist composition and form, including north-facing orientation, flat roof, private front courtyard, prominent integrated carport and concealed main entrance.*
- *Modernist materials and detailing, including pale brown brick walls, dark stained or painted timber fascias, and expansive timber-framed windows.*
- *Landscape features including front garden walls matching those of the house, freestanding timber letterbox, and mature remnant native plantings.*

The austere facade has been opened up with the creation of new window openings and as consequence, the distinction between the closed off facade and open, predominately glazed elevations to the rear has been blurred. As noted, the brick wall enclosing the largest of the front courtyards is a 1986 addition – the bricks, while similar, are not a precise match for those of the house. The freestanding timber letterbox has been rebuilt and is in any event a very minor, undistinguished item.

The three largest examples of the mature remnant gum trees referred to in the citation are understood to have presented a safety risk to the house, and they have recently been removed under permit issued by the City of Bayside. Other extant landscape features are mostly non-original.

The early photographs of the house show an informal landscape treatment with most of the front yard surfaces in gravel with scattered native plantings and no properly defined garden beds. The driveway and paths have been repaved in brick and garden beds have been established.

In conclusion, it is not appropriate or accurate to describe the house at 9 Wolseley Grove as 'substantially intact', and the citation appears to have been prepared without a full appreciation of the extent to which the character, appearance and integrity of the place has been altered in the past.

The implications of the alterations and additions outlined above in relation to the significance of the place have not been acknowledged and analysed in putting forward the suggestion that this place is of local significance within the context of comparable, and often more intact, postwar modern houses.

As a result, the citation does not provide an appropriate assessment of the place sufficient to warrant its listing under the Heritage Overlay, particularly having regard for the range of matters that appear not to have been fully understood in the preparation of that report.

Bryce Raworth Pty Ltd

Attachment : Historical Permit Records

|

UNIFORM BUILDING REGULATION

Clause 502

Third Schedule

CITY OF BRIGHTON

APPLICATION FOR PERMIT

To the Building Surveyor,
CITY OF BRIGHTON

I HEREBY apply for a Permit to {
*Construct ✓
Demolish ALTER
Remove

a building on *Allotment Street No. 9 in WOLSELEY CNE street NORTH side

Nature of Construction— *New—building, alteration, addition, repair.

Owner of Land {
Name L. C. CUMING
Address 9 WOLSELEY CNE
BRIGHTON

Superintending Architect and/or Engineer {
Name DAVID GODSELL
Address 491 BALCOMBE RD
BEAUMARIS

Builder {
Name F. L. GYNGELL
Address 2 STRATHMORE ST
BENTLEIGH

Purpose for which Building is to be used HOBBIES Room. Class I

Estimated Cost of Work \$ 1500

I undertake that the *construction, demolition, or removal will be carried out in conformity with the requirements of the Uniform Regulations and of the by-laws of the municipality.

Dated this 26th day of APRIL 1972

Signature [Signature]
*Builder, Owner, Architect.

Fee \$ 2.00

0014544

Permit {
Number
Date Issued 10-5-72

[Signature] Riding

*Strike out words which are inapplicable

Arnall & Jackson, Print.

CITY OF BRIGHTON

BUILDERS' ATTENTION IS DRAWN TO THE FOLLOWING REQUIREMENTS WHEN SUBMITTING PLANS FOR APPROVAL — UNIFORM BUILDING REGULATIONS.

Clause 503:

Every application for a permit to construct a building must be accompanied by—

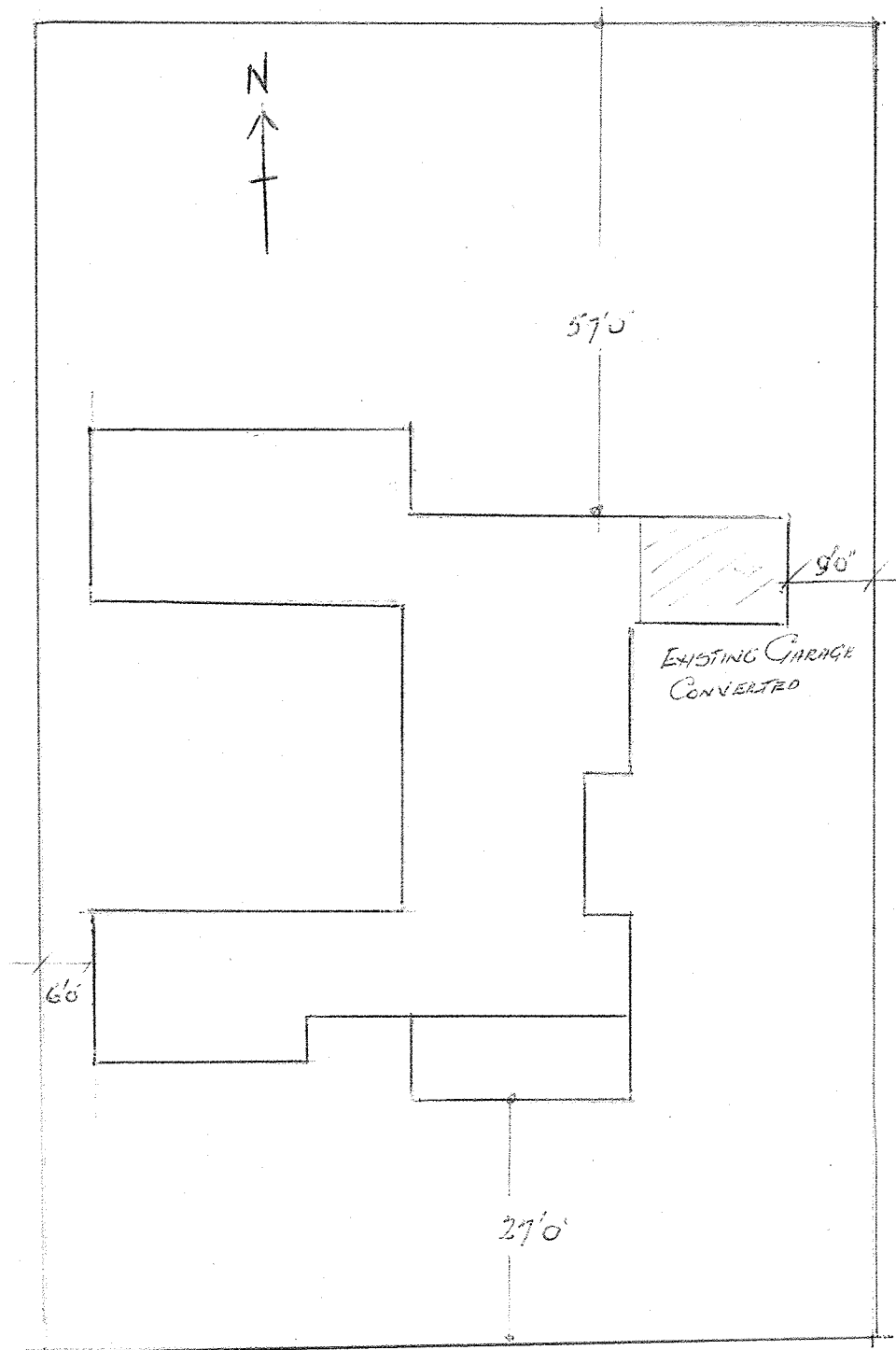
- (a) the written consent of the owner of the land to the lodging of such application.
- (b) properly prepared (and, for alterations, coloured) plans in duplicate showing—
 - (i) the plan at each floor level, elevations, sections and dimensions of the proposed building — drawn to a scale of not less than 1 inch to every 8 feet, together with drawings of necessary structural details, provided that where sufficient details of the structure drawn to a scale of not less than 1 inch to every 2 feet is shown on the plans, such plans may be drawn to a scale of less than 1 inch to every 8 feet.
- (c) two copies of specification describing materials to be used in the construction, and where not indicated on the drawings the sizes thereof, together with all other information not shown on the drawings, which is necessary to show that the building will, if constructed in accordance with such specifications, comply with the provisions of these Regulations.
- (d) a block plan drawn in ink to scale with dimensions not less than 1 inch to every 40 feet showing the boundaries and dimensions of the allotment of land, whether such allotment of land is at the intersection of two streets, and if not, the position of the allotment in relation to the nearest street corner, the position and dimensions of the proposed building, the relation thereof to the boundaries of the allotment, and to any existing buildings on the same or adjoining allotments, the levels of the site in relation to the adjoining street channels and the method of drainage proposed to be adopted.
- (e) where the building is to be erected on the land a certified copy of the title to such land showing dimensions and easements (if any) or any other evidence satisfactory to the Surveyor.
- (f) a statement showing the nature of the occupancy or occupancies for which each portion of the building is designed.
- (g) an estimate of the cost of the proposed construction and where so required by the Surveyor the name and address of the registered architect and/or qualified engineer under whose supervision the construction is to be carried out.
- (h) any additional information required pursuant to Clause 506.

Clause 505.

Where these Regulations provide for the submission of computations to the Surveyor, such computations shall show the total load acting on each structural member, the resulting forces and moments, and the structural dimensions of the member determined therefrom.

J. E. Godfrey,

CITY ENGINEER



G. HOLSELEY CIVIL.
BLOCK PLAN Scale 1"=20'0"

0014544

F. L. Lyngell.

No. 5597

2.00

2.00

PERMITS ISSUED:

Building No. *14544*
Scaffolding No.

CITY OF BRIGHTON

No. 5597

10-5-71

APPLICATION FOR BUILDING and/or SCAFFOLDING PERMIT

FEES PAID IN ADVANCE

By M *F. L. Lyngell.*
of *2 Marlborough St.*
Brighton.

IN RESPECT OF PROPOSED WORKS

FOR M *L. G. Fleming.*
at *9 Malabar Grove.*
Brighton.

SIDE. DISTANCE FROM NEAREST CROSS ST.

Estimated Cost \$ *1500.00*

No. of Squares.....

BUILDING FEE	<i>2.00</i>
SCAFFOLDING FEE	.
TEMPORARY CROSSING	.
PAN CHARGE	.
FOOTPATH DAMAGE	.
DEPOSIT	.

\$ *2.00*

THIS IS NOT A PERMIT

A PERMIT WILL BE ISSUED WHEN PLANS HAVE BEEN CHECKED.

CITY OF BRIGHTON

CHECK ON BUILDING APPLICATIONS

BUILDER'S NAME F. L. GLYNGELL PHONE —
PROPOSED BUILDING Alteration LOCATION 9 WOLSELEY CVE
M.M.B.W. CONSENT REQUIRED — COUNCIL CONSENT REQUIRED —
HEALTH DEPT. CONSENT REQD — DPT LAB & IND CONSENT REQD —

1. AREAS

Area of site sq. ft. 50% of site sq. ft.
Area of buildings: Dwellings sq. ft.
Garages etc. sq. ft. Total 192 s/ft.

Category		Detailed requirements
2	Boundary distances	φ
3	Eaves distances	φ
4	Drainage	φ
5	Building heights	φ
6	Room sizes	φ
7	Ceiling heights	φ
8	Window heights	φ
9	Window ventilation	φ
10	Window light	φ
11	Vents to int. closets	—
12	Vents to air locks	—
13	Computations	φ
14	Fire Separation	φ
15	Means of egress	φ
16	Heating details	—
17	Parapets	—
18	Fire proof walls	φ
19	Floors	φ
20	Front fence	—
21	R/O permits	—
22	Pavement damage deposit	—
23	Certified copy Title	—
24	Owner's authority	0
25	Application form	φ
26	Scaffold Application	—
27	Specifications	φ

Checked 8 / 5 / 1972.Assistant Building Surveyor

KEY

Relevant

0

Satisfactory

φ

Irrelevant

—

φ Letter to be submitted from
owner stating the alt. will in
no way create a fire hazard.

PERMIT NUMBER

0014544

8. 5. 72.

Building Surveyor
City of Brighton.

Dear Sir,

This is to advise that this Hobbes
Room will be used entirely for this purpose
and in no way used as a "Flat".

Yours faithfully.
L G Cluning.

0014544

The Building Surveyor
City of Brighton

25. 4. 72.

Dear Sir

I authorize L.L. Synge
to obtain Building Permit for
Alterations to Hobley Room at
my dwelling situated at
9 Walsley Grove Brighton

Yours faithfully,
L L Synge

vv14544

9 WOLSELEY GROVE.

0014544

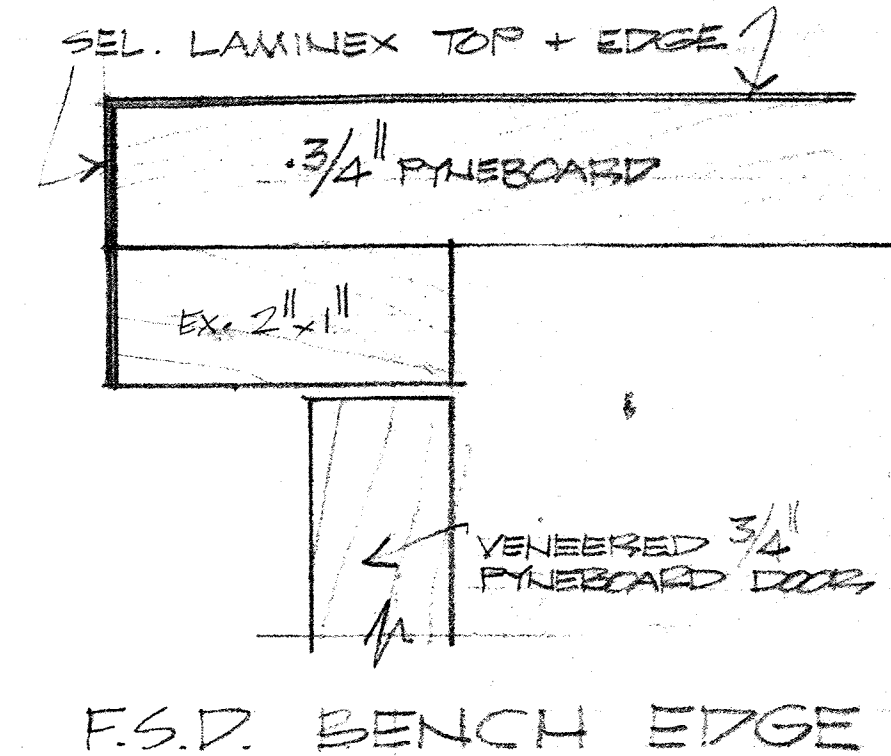
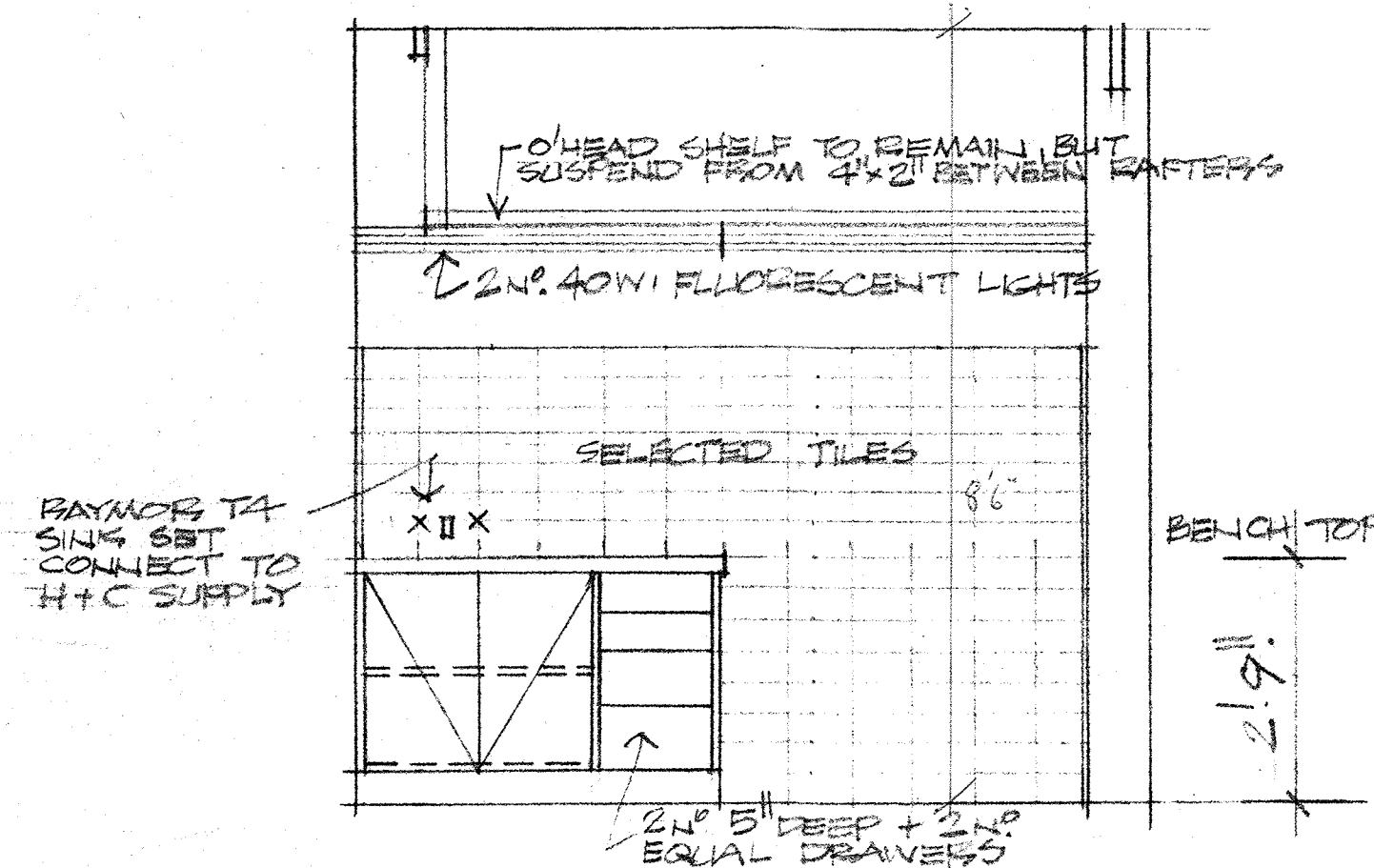
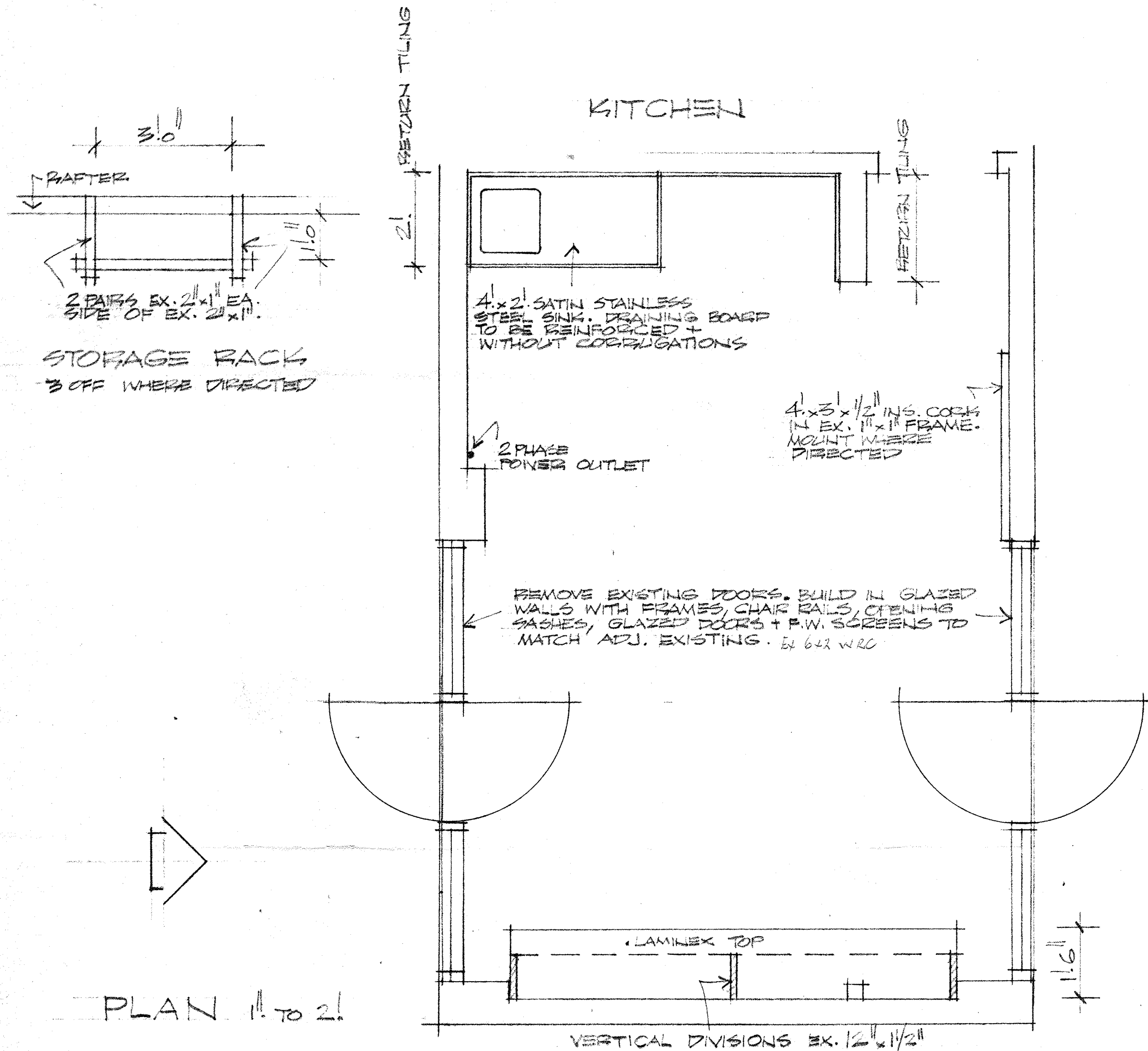
Disposal Authority

3200

Disposed of _____ as above

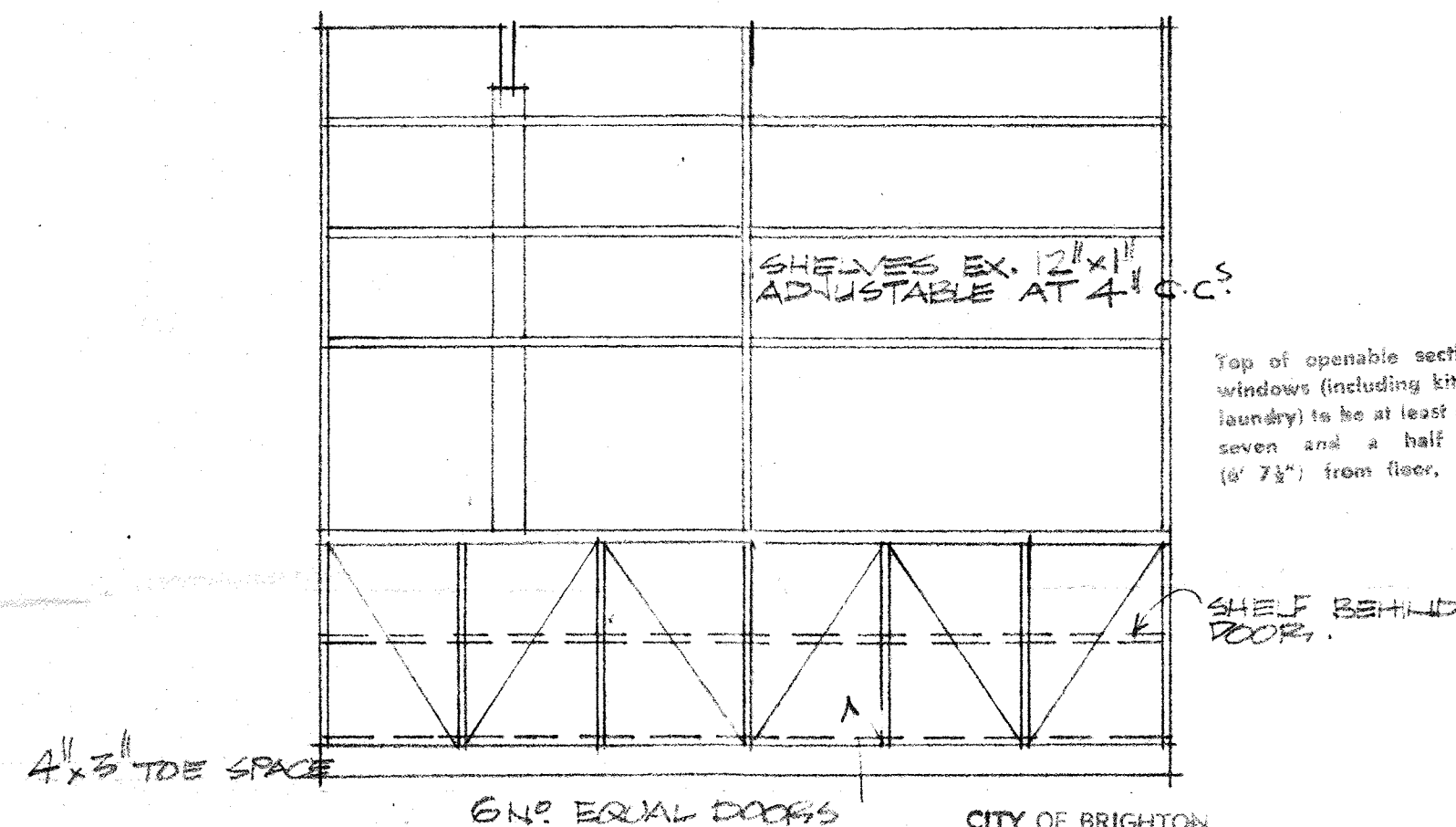
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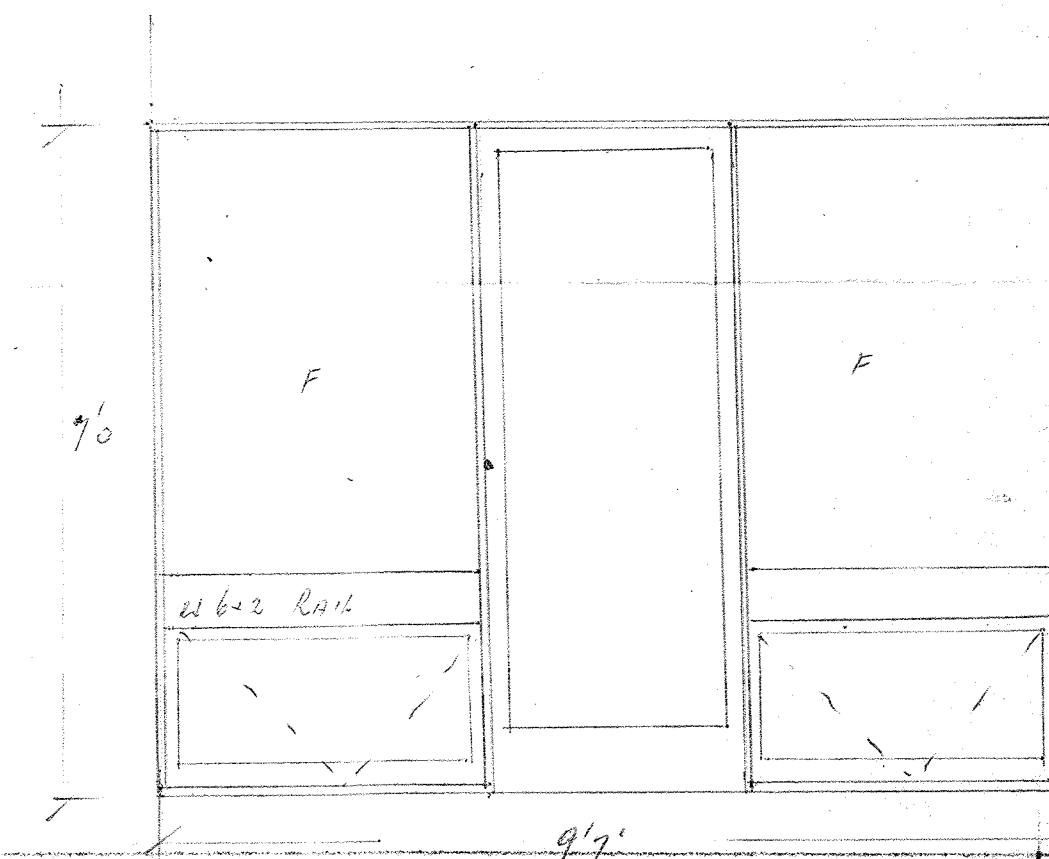
NOTE

1. WORKMANSHIP, MATERIALS, TIMBER FINISH, HARDWARE + FURNITURE SHALL MATCH EXISTING.
2. ALLOW P.C. SUM \$7.30/YD. FOR SUPPLY OF TILES.



This Plan and Specification is approved subject to Building Regulations and By-Laws and must be available for inspection at the Building by the Council's Officers during the erection of such Building. Under no circumstances should the Plan and Specification be altered without the written consent of the Council.

Date 10-5-72 Fee \$ 2-00
Assistant Building Surveyor No. 14544



ARCHITECT DAVID GODSELL F.R.A.I.A.
491 BALCOMBE RD. BEAUMARIS TEL 993826

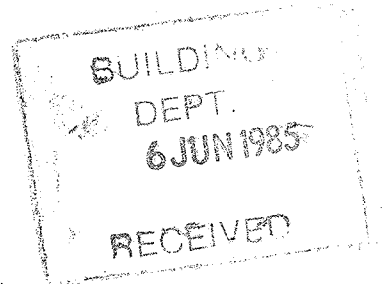
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1

ALTERATIONS TO 9 WOLSELEY GR. BRIGHTON FOR MR. + MRS. L. G. CUMING

CITY OF BRIGHTON

APPLICATION FOR BUILDING APPROVAL

To the DEVELOPMENT APPROVALS CO-ORDINATOR
CITY OF BRIGHTON



I, hereby apply for an approval: -

*to construct
to ~~demolish~~
to ~~remove~~
for a stage or building work on

*Allotment
a building on Street No. 9 in WOLSELEY GROVE Street.....

Nature of Construction - ~~New building~~; alteration, addition, ~~repair~~

Owner of Land
Name MR. L. G. CUMING
Address 9 WOLSELEY GROVE
BRIGHTON Ph. No. 592 8344

Superintending Architect and/or Engineer
Name DAVID GODSELL F.R.A.I.A.
Address 491 BALCOMBE RD
BEAUMARIS 3193 Ph. No. 589 3826

Builder
Name JOHN JACKSON
Address 56 ARGUS ST.
CHELTEHAM 3192 Ph. No. 583 6925

Purpose for which Building is to be used. A.S. EXISTING DWELLING HOUSE..

If purpose is for a Dwelling-house:

*Builders Registration Number

Recognised by: *Housing Builders' Association Ltd.

~~*Master Builders Housing Fund Ltd.~~

Attached herewith is Certificate of Registration of dwelling house issued under Section 918F of the Local Government Act 1958; or

*The owner-builder declaration pursuant to Section 23(4) of the Building Control Act 1981.

Estimated Cost of Building Work: \$ 5,000

I hereby undertake that the *construction, ~~demolition or removal~~ will be carried out in conformity with the requirements of the Victoria Building Regulations 1983 and of the By-laws of the Municipality.

Dated: day of 19.....

Fee: \$ 200

27240

Signature: [Signature]
*Owner / Agent of Owner

Building Approval Number: 27240

Date Granted: 25 JUN 1985

~~*Strike out inapplicable words~~

The Development Approvals Co-ordinator does/does not agree to the applicant obtaining the consents from other relevant authorities:

DOCUMENTS LODGED (Please Tick ✓)

Drawings - No. of Sets ()	Planning Permit	Consent of Owner(s)
Drawings - Sheets in Set ()	Council Approval	Computations No. of Sets ()
Specifications	B.R.C. Modifications	Computations Sheets in Set ()
Title - Certified Copy	D.L.I. Approved Plans	M.F.B. Approval
		Health Department Approval

CITY OF BRIGHTON

BUILDING APPROVAL APPLICATION PROCESSING

DATE LODGED/RECEIVED

LOCATION: _____

LODGED BY/RECEIVED FROM: _____

PHONE NO: _____

RELEVANT AUTHORITIES CONCERNED: 1. _____ Notified _____
2. _____ Notified _____
3. _____ Notified _____

FURTHER INFORMATION REQUIRED: YES/NO by SURVEYOR/COUNCIL/OTHER

DATE APPLICANT ADVISED: _____ by COUNTER/PHONE/LETTER
(Required within 14 days of application)

ADVISED BY: _____

FURTHER INFORMATION RECEIVED ON:

DATE RELEVANT AUTHORITIES DECISION RECEIVED: _____
(Required within 21 days of application or further information)

APPROVAL DEEMED GRANTED BY RELEVANT AUTHORITY: _____

APPROVAL GRANTED/REFUSED: _____
(Required within 7 days of consents)

Delevopment Approvals Co-ordinator

DATE: _____

DATE REFUSAL ADVISED/APPROVAL ISSUED: _____

by COUNTER/PHONE/LETTER

CITY OF BRIGHTON

MUNICIPAL OFFICES, BOXSHALL STREET, BRIGHTON, 3186. TEL: 592 8688

No 27140

BUILDING APPROVAL

Date 25/11/1985

THIS BUILDING APPROVAL IS NOT TRANSFERABLE UNLESS CONSENTED TO BY THE CO-ORDINATOR

Building Approval is granted to John Jackson of 56 Avenue St. Cheltenham 2192 who is authorised to deposit materials and erect Addn + Alterations to class 1a dwelling on premises for Owner, Mr. L. S. Fleming at 9 Walsley Grove Street. South Ward in accordance with the approved plans and specifications.

Subject to the provisions of the Building Control Act, and any stipulated conditions or requirements made thereunder, bylaws and regulations administered by the Council, and all other acts.

Special Conditions

ESTIMATED COST

\$ 5,000.00

FEES PREVIOUSLY PAID

Temporary Crossing	...	...	...	...	...	...	\$	.
Approval Fee	...	...	...	...	...	...	\$	20.00
Other	...	...	...	...	...	...	\$	.
TOTAL	...	...	...	...	...	...	\$	20.00

R. B. BROWNE
DEVELOPMENT APPROVALS
CO-ORDINATOR

THIS IS NOT A PLANNING PERMIT

Work granted by this approval shall NOT BE COMMENCED until all other permits, consents and approvals required before the commencement of the work by or under the Town and Country Planning Act 1961, or any other Act have been obtained.

It is to be noted that Division 1A of Part XLIX of the Local Government Act 1958 applies, and that the builder constructing a dwelling-house is required to comply with the requirements of that Division relating to the giving of guarantees or indemnities.

9 Windsor Grove

Builder	Description
Sohn Jackson	A/A CLASS I(a)

CITY OF BRIGHTON

BY M (01) J. JACKSON
OF (03) 56 ARGUS ST. No 19591 ()
(04) CHELTENHAM

.....	BUILDING FEE	<u>20</u>	<u>00</u>
.....	SCAFFOLDING FEE		
.....	TEMPORARY CROSSING		
.....	FOOTPATH DEPOSIT		

WORKS
ADDRESS (02) WOLSELEY CR. \$ 20
PROPERTY No. 9

BUILDING
DEPT.
6 JUN 1985

CITY OF BRIGHTON
RECEIVED

No 19591 ()
DATE 6.6 /19 85

APPLICATION FOR BUILDING and/or SCAFFOLDING PERMIT

FEES PAID IN ADVANCE

By M J. JACKSON
of 56 ARGUS ST.
CHELTENHAM

IN RESPECT OF PROPOSED WORKS

FOR M Mr. L. G. CUMING.
at 9 WOLSELEY CR.
Brighton

Estimated Cost \$ 5000

REGISTER RECEIPT No.	BUILDING FEE	<u>20</u>	<u>00</u>
	SCAFFOLDING FEE		
	TEMPORARY CROSSING		
	FOOTPATH DEPOSIT		

33313
Permits Issued:
Building No 27240
Scaffolding No

\$ 20 . 00

THIS IS NOT A PERMIT

A PERMIT WILL BE ISSUED WHEN PLANS HAVE BEEN CHECKED AND APPROVED

LOCATION: 9 NOLSELEY GROVE 27240

APPLICANT'S NAME: D. GODSELL ? PHONE NO.: 589 3826

PROPOSAL: Additions to Dwelling OCCUPANCY: 1(a)

APPROVALS/CONSENTS: S.E.C. / T.P. 4TH SCHEDULE: H.B. LIABILITY

B.R.B.: COUNCIL REGULATION:

APPLICATION FORMS: BUILDING: 0 To be completed SCAFFOLDING: —

FEES: BUILDING: £ SCAFFOLDING: — R & R: —

COPY OF TITLE: — COMPUTATIONS: —

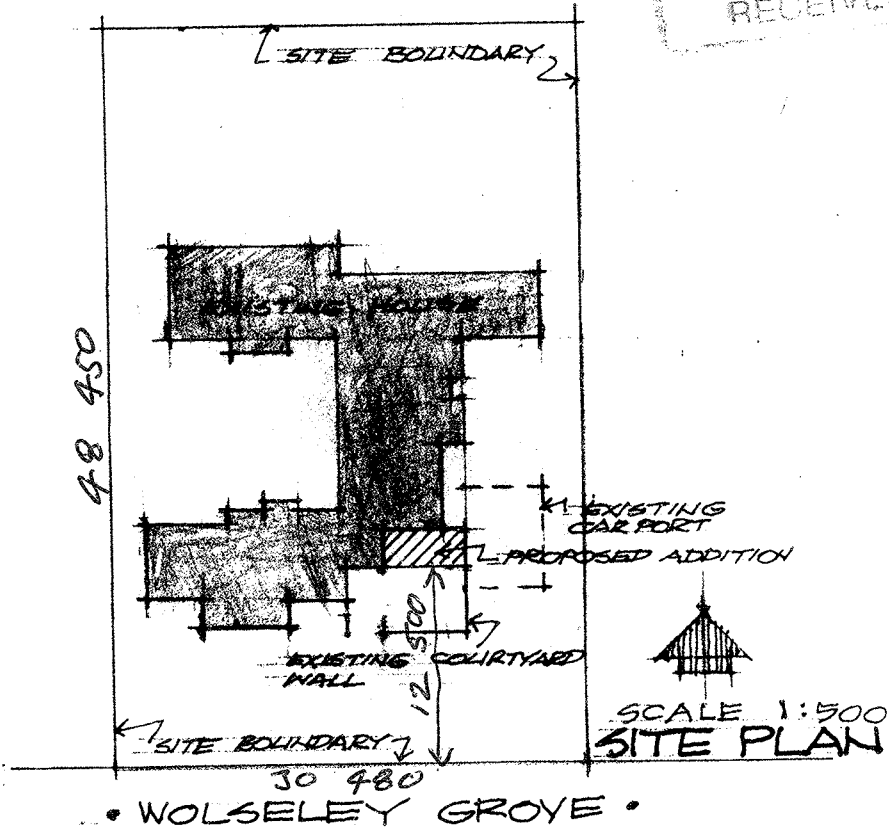
1. SITE PLAN/SITE COVER: To be dimensioned
2. SETBACKS/WALL HEIGHTS: To be shown
3. ENCROACHMENTS: —
4. ROOM SIZES: Show name + dimension adjoining compartments
Show existing use of area of proposed addition
5. CEILING HEIGHTS: Dimension
6. LIGHT AND VENTILATION: Dependent on No 4
Specify L.V. in dome lift
7. DRAINAGE: ROOF/STORMWATER/SITE: —
8. FLOOR LEVEL/SITE FILLING/GRADING: Dimension FFL above FGL
9. FOUNDATIONS/FOOTINGS/RETAINING WALLS: Classify soil + dimension
edge beam against width + depth
10. BASE STRUCTURE: Detail connection with existing
11. CONSTRUCTION DETAILS: Detail existing + proposed DPC.
State concrete strength
12. PARAPETS: —
13. ROOFS: specify fall on roof
14. FIREPLACES/CHIMNEYS/HEATING: Detail any heating/cooling
15. STAIRS - DIMENSION/CONSTRUCTION: —
16. BALUSTRADE/HANDRAILS: —
17. FIRE SEPARATION: —
18. FLOOR CONSTRUCTION - WET AREAS: —
19. FACILITIES - KITCHEN, BATH, W.C., LAUNDRY: —
20. FENCES: —

CHECKED: B

DATE: 19/6

BUILDING
DEPT.
6 JUN 1985

RECEIVED



PROPOSED ADDITION TO 9,
WOLSELEY GROVE, BRIGHTON,
CITY OF BRIGHTON FOR MR. + MRS. L.G. CLIMING.

This Plan and Specification is approved by the Building Control Adr. Building Regulations and must be available for inspection at the Building by the Council's Officers during the erection of such Building. Under no circumstances should the Plan and Specification be altered without the written consent of the Co-ordinator.

ARCHITECT DAVID GODSELL F.R.A.I.A.
471 BALCOMBE RD. BEAUMARIS TEL: 5893826

Date... 25 JUN 1985 Fee \$ 202
D. Hotsiak to 27240

Development Approvals Co-ordinator

"This approval does not constitute authority to erect or construct buildings or works over or upon any drainage sewerage or other easement whether registered or statutory. Where any such easement subsists in favour of the Board separate application for such authority should be made to the Secretary."

COMPULSORY INSPECTIONS

FOUNDATIONS, STUMP HOLES, SLAB PREPARATIONS, FRAME, FLASHINGS, STORM WATER DRAINS, COMPLETION, 24 HOURS NOTICE OF INSPECTION SHALL BE GIVEN. WORK PROCEEDING WITHOUT THE ABOVE INSPECTIONS FIRST HAVING BEEN CARRIED OUT AND APPROVED SHALL BE REMOVED AND/OR OPENED UP TO PROVE COMPLIANCE WITH VICTORIA BUILDING REGULATIONS.

CITY OF BRIGHTON

This Plan and Specification is approved subject to The Building Control Act, Building Regulations and By-laws and must be available for inspection at the Building by the Council's Officers during the erection of such Building. Under no circumstances should the Plan and Specification be altered without the written consent of the Co-ordinator.

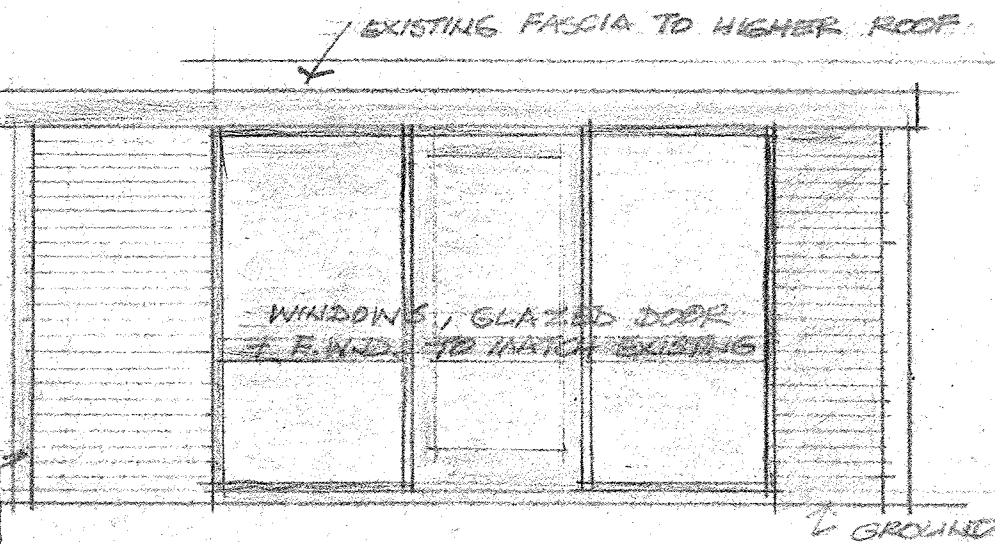
Date 25 JUN 1985 Fee \$...20...
D. Matsioker No. 27240.

Development Approvals Co-ordinator

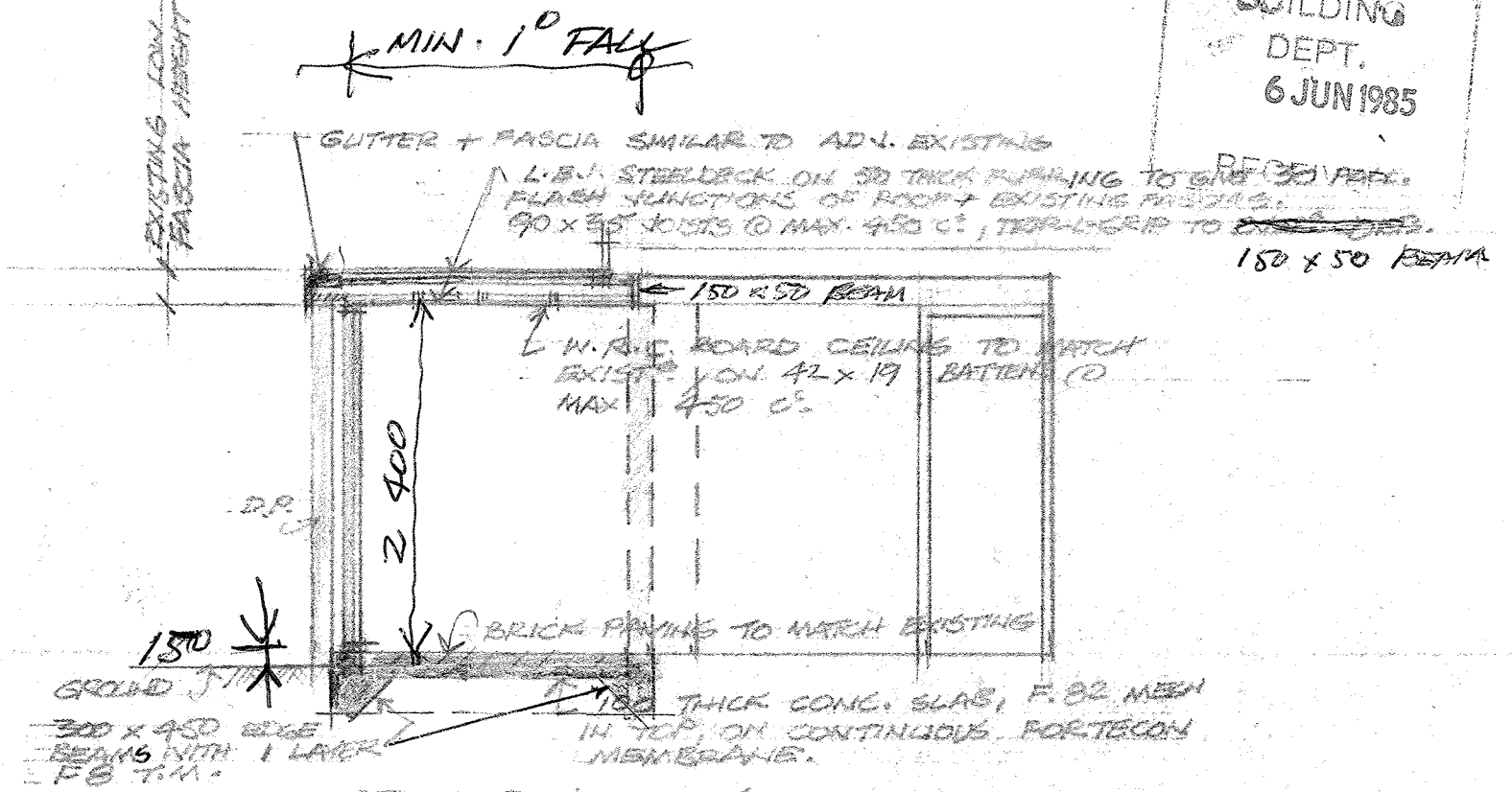
"This approval does not constitute authority to erect or construct buildings or works over or upon any drainage sewerage or drainage easement whether registered or statutory, and any such easement subsists in favour of the Board. No application for such authority should be made to the authority."

COMPULSORY INSPECTIONS

FOUNDATIONS, PUMP HOLES, SLAB PREPARATION, FLASHINGS, STORM WATER DRAINS, COMPLETION, 24 HOURS NOTICE OF INSPECTION SHALL BE GIVEN. WORK PROCEEDING WITHOUT THE ABOVE INSPECTIONS FIRST HAVING BEEN CARRIED OUT AS APPROVED SHALL BE REMOVED AND/OR OBTAIN UP TO PROVE COMPLIANCE WITH VICTORIA BUILDING REGULATIONS.



SOUTH ELEVATION



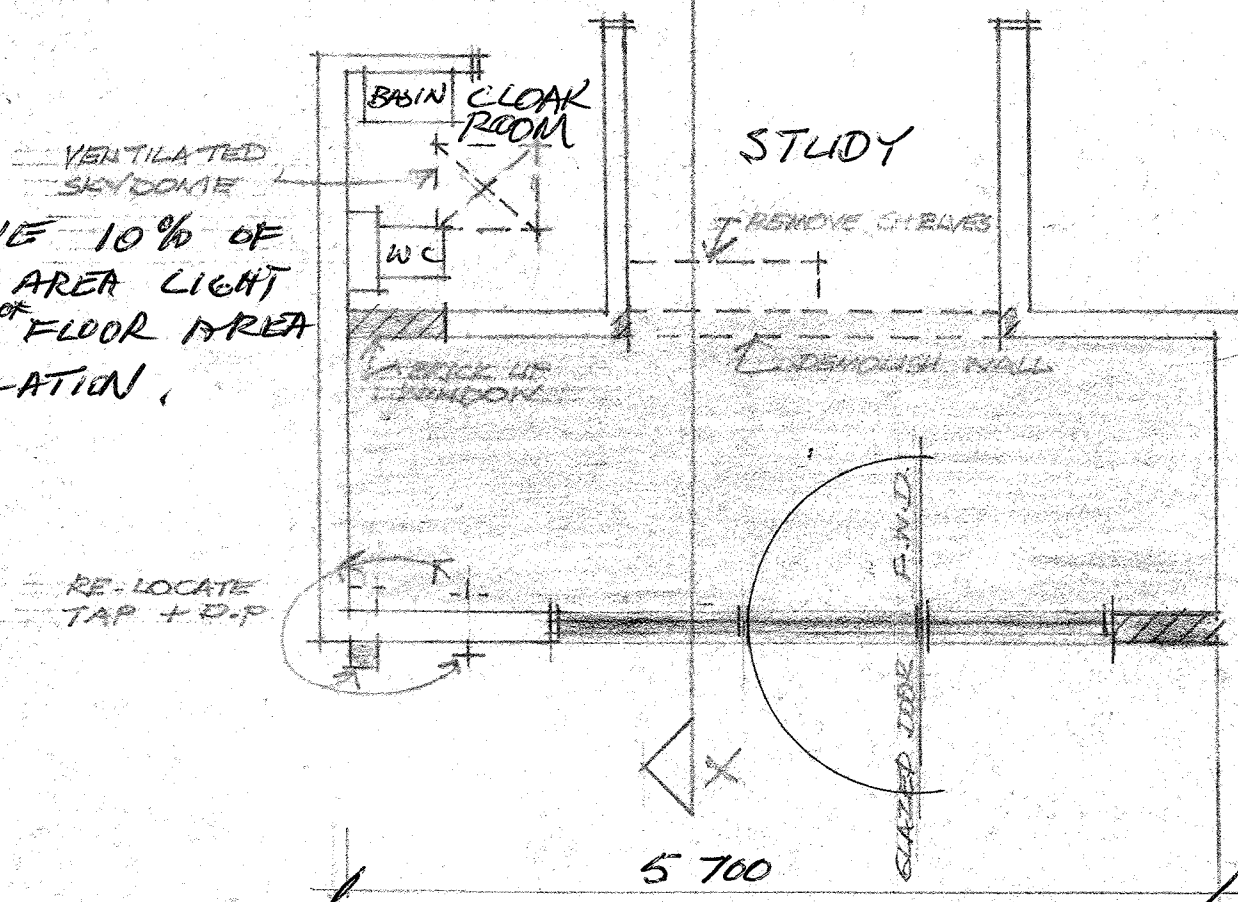
SECTION X-X

NOTES:

1. MAKE GOOD ALL AREAS AFFECTED BY THE ALTERATIONS & ADDITIONS.
2. WORKMANSHIP + MATERIALS SHALL, AT LEAST, EQUAL EXISTING.
3. ALLOW P.C. SUM \$200 FOR ELECTRICAL INSTALLATION.
4. CONCRETE TO HAVE MIN. STRENGTH OF 20 MPa
5. SOIL TYPE: STABLE
6. NO HEATING/COOLING ADDED

ALTERATIONS + ADDITIONS TO 9 WOLSELEY GR., BRIGHTON FOR MR. + MRS. L.G. CUMING.

ARCHITECT DAVID GODDOLL F.R.A.I.A.
491 BALCOMBE RD. BEAUMARIS TEL: 5894826



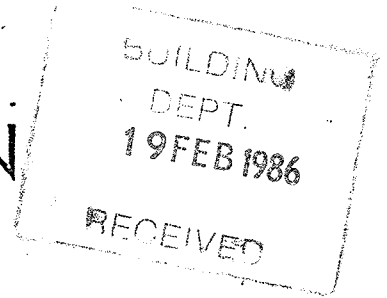
PLAN 1:50

8589

MAL 85

CITY OF BRIGHTON

APPLICATION FOR BUILDING APPROVAL



To the DEVELOPMENT APPROVALS CO-ORDINATOR
CITY OF BRIGHTON

I, JOHN JACKSON hereby apply for an approval: -

*to construct
to demolish
to remove
for a stage or building work on

* Allotment
a building on Street No. 9 in WOLSELEY GROVE Street BRIGHTON

Nature of Construction - *New building, alteration, addition, repair. BRICK FENCE

Owner of Land
Name A. CUMING
Address 9 WOLSELEY GROVE BRIGHTON
Ph. No.

Superintending Architect and/or Engineer
Name
Address
Ph. No.

Builder
Name JOHN JACKSON
Address 56 ARGUS ST CHELTENHAM
Ph. No. 583 6925

Purpose for which Building is to be used. BRICK FENCE

If purpose is for a Dwelling-house: *Builders Registration Number

Recognised by: *Housing Builders' Association Ltd. ☒ *Master Builders Housing Fund Ltd.

Attached herewith is Certificate of Registration of dwelling house issued under Section 918F of the Local Government Act 1958; or

*The owner-builder declaration pursuant to Section 23(4) of the Building Control Act 1981.

Estimated Cost of Building Work: \$ 7500-00

I hereby undertake that the *construction, demolition or removal will be carried out in conformity with the requirements of the Victoria Building Regulations 1983 and of the By-laws of the Municipality.

Dated: 19 day of FEB 1986

Fee: \$ 20

Signature: J. Jackson
*Owner Agent of Owner

Building Approval Number: 027952

Date Granted: 28 FEB 1986

*Strike out inapplicable words

The Development Approvals Co-ordinator does/does not agree to the applicant obtaining the consents from other relevant authorities:

DOCUMENTS LODGED (Please Tick ✓)

Drawings - No. of Sets ()	Planning Permit	Consent of Owner(s)
Drawings - Sheets in Set ()	Council Approval	Computations No. of Sets ()
Specifications	B.R.C. Modifications	Computations Sheets in Set ()
Title - Certified Copy	D.L.I. Approved Plans	M.F.B. Approval
		Health Department Approval

CITY OF BRIGHTONBUILDING APPROVAL APPLICATION PROCESSINGDATE LODGED/RECEIVED

LOCATION: _____

LODGED BY/RECEIVED FROM: _____

PHONE NO: _____

RELEVANT AUTHORITIES CONCERNED: 1. _____ Notified _____
2. _____ Notified _____
3. _____ Notified _____

FURTHER INFORMATION REQUIRED: YES/NO by SURVEYOR/COUNCIL/OTHER

DATE APPLICANT ADVISED: _____ by COUNTER/PHONE/LETTER
(Required within 14 days of application)

ADVISED BY: _____

FURTHER INFORMATION RECEIVED ON:

DATE RELEVANT AUTHORITIES DECISION RECEIVED: _____
(Required within 21 days of application or further information)

APPROVAL DEEMED GRANTED BY RELEVANT AUTHORITY: _____

APPROVAL GRANTED/REFUSED: _____
(Required within 7 days of consents)_____
Development Approvals Co-ordinator

DATE: _____

DATE REFUSAL ADVISED/APPROVAL ISSUED: _____

by COUNTER/PHONE/LETTER

BY M (01) John Jackson

OF (03) 56 Argus St. No 20462 ()

(04) Cheltenham

BUILDING

DEPT.

19 FEB 1986

RECEIVED

BUILDING FEE

SCAFFOLDING FEE

TEMPORARY CROSSING

FOOTPATH DEPOSIT

\$ 20.00

WORKS

ADDRESS (02) Walsley Ave

\$ 20.00

PROPERTY No. 9

No 20462 ()

CITY OF BRIGHTON

DATE 19/2/86

APPLICATION FOR BUILDING and/or SCAFFOLDING PERMIT

FEES PAID IN ADVANCE

By M, John Jackson

of 56 Argus St.

Cheltenham

IN RESPECT OF PROPOSED WORKS

FOR M. Cumming

at 9 Walsley Ave.

Brighton

Estimated Cost \$ 75.00

REGISTER RECEIPT No.

13544

Permits Issued:

Building No

Scaffolding No

BUILDING FEE

SCAFFOLDING FEE

TEMPORARY CROSSING

FOOTPATH DEPOSIT

\$ 20.00

027952

28 FEB 1986

\$ 20.00

THIS IS NOT A PERMIT

A PERMIT WILL BE ISSUED WHEN PLANS HAVE BEEN CHECKED AND APPROVED

CITY OF BRIGHTON

MUNICIPAL OFFICES, BOXSHALL STREET, BRIGHTON, 3186. TEL: 592 8688

BUILDING APPROVAL

✓
No ~~27952~~ PH
3/3

Date 28th February 1986

THIS BUILDING APPROVAL IS NOT TRANSFERABLE UNLESS CONSENTED TO BY THE CO-ORDINATOR

Building Approval is granted to John Jackson of 56 Argus St, Cheltenham
who is authorised to deposit materials and erect a brick front fence; and install windows to this dwelling, classed as a
Owner, L. Cumine at 9 Walseley Gve Street South Ward
in accordance with the approved plans and specifications.

Subject to the provisions of the Building Control Act, and any stipulated conditions or requirements made thereunder, bylaws and regulations administered by the Council, and all other acts.

Special Conditions Nil

ESTIMATED COST

\$ 75.00

FEES PREVIOUSLY PAID

Temporary Crossing	...	...	...	...	...	...	\$	.
Approval Fee	...	...	...	...	...	...	\$	20.00
Other	...	...	...	...	...	...	\$	.
TOTAL	...	...	...	...	...	...	\$	<u>20.00</u>

R. B. BROWNE

DEVELOPMENT APPROVALS
CO-ORDINATOR

THIS IS NOT A PLANNING PERMIT

Work granted by this approval shall **NOT BE COMMENCED** until all other permits, consents and approvals required before the commencement of the work by or under the Town and Country Planning Act 1961, or any other Act have been obtained.

It is to be noted that Division 1A of Part XL1X of the Local Government Act 1958 applies, and that the builder constructing a dwelling-house is required to comply with the requirements of that Division relating to the giving of guarantees or indemnities.

BUILDING
DEPT.
19 FEB 1986
RECEIVED

II February 1986

The Building Development Approvals Co-ordinator,
City of Brighton.

Dear Sir,

Re: Alterations & Additions to 9 Wolseley Grove, Brighton.

I hereby consent to the lodging by Mr.J.Jackson, Builder, of an application
for a Building Permit for the above-mentioned works as shown on Dwg. 8589/I.

Yours faithfully,



L.G. Cuming (Owner)

027952

28 FEB 1986

9 WOLSELEY GVE.

Permit No. 27952

Ward South

Builder **JOHN JACKSON**
(Calligrapher)

Builder **JOHN JACKSON**

Builder **JOHN JACKSON**

100

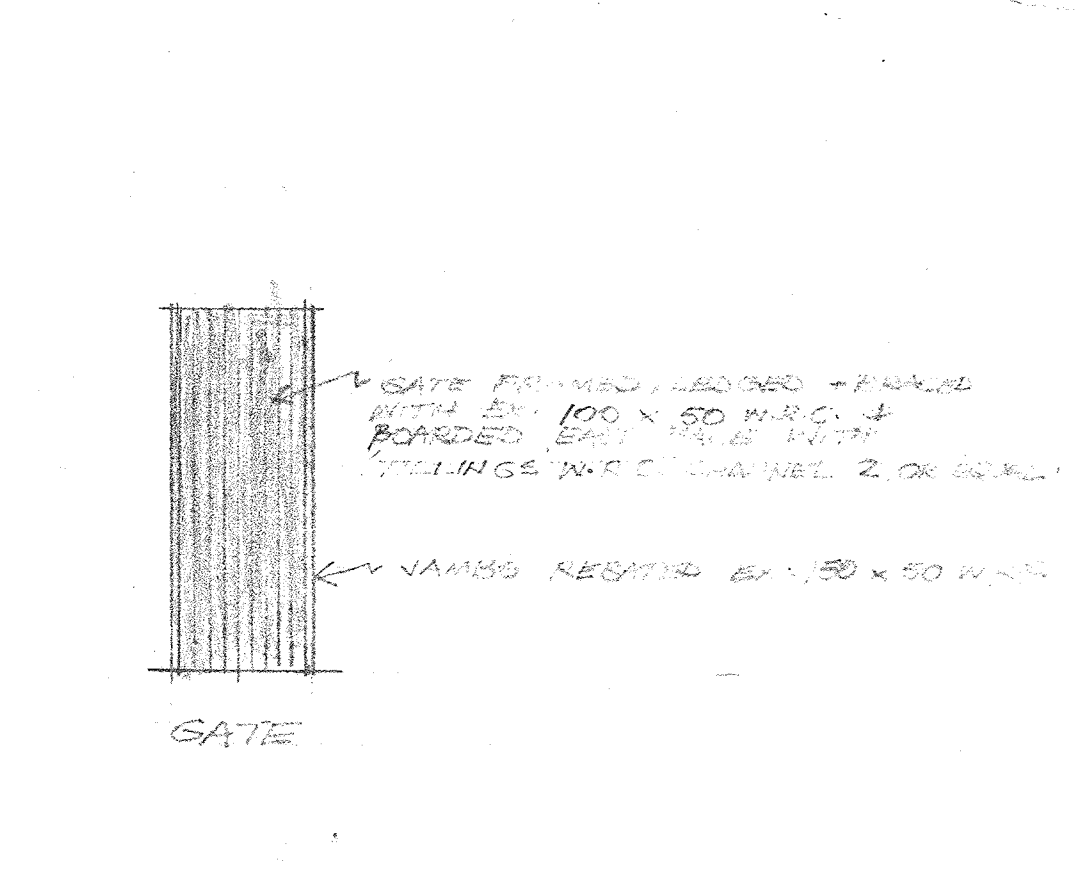
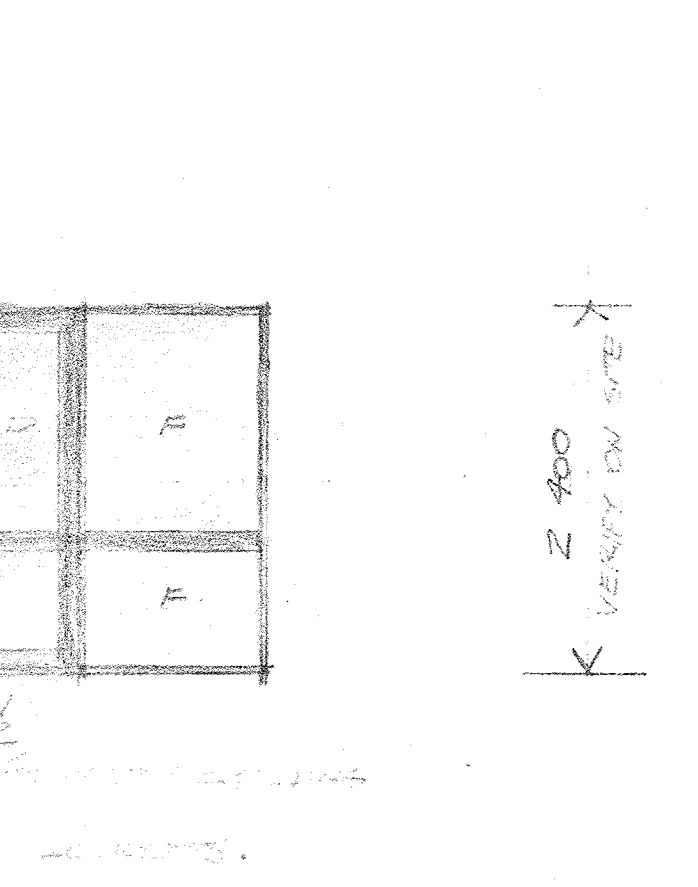
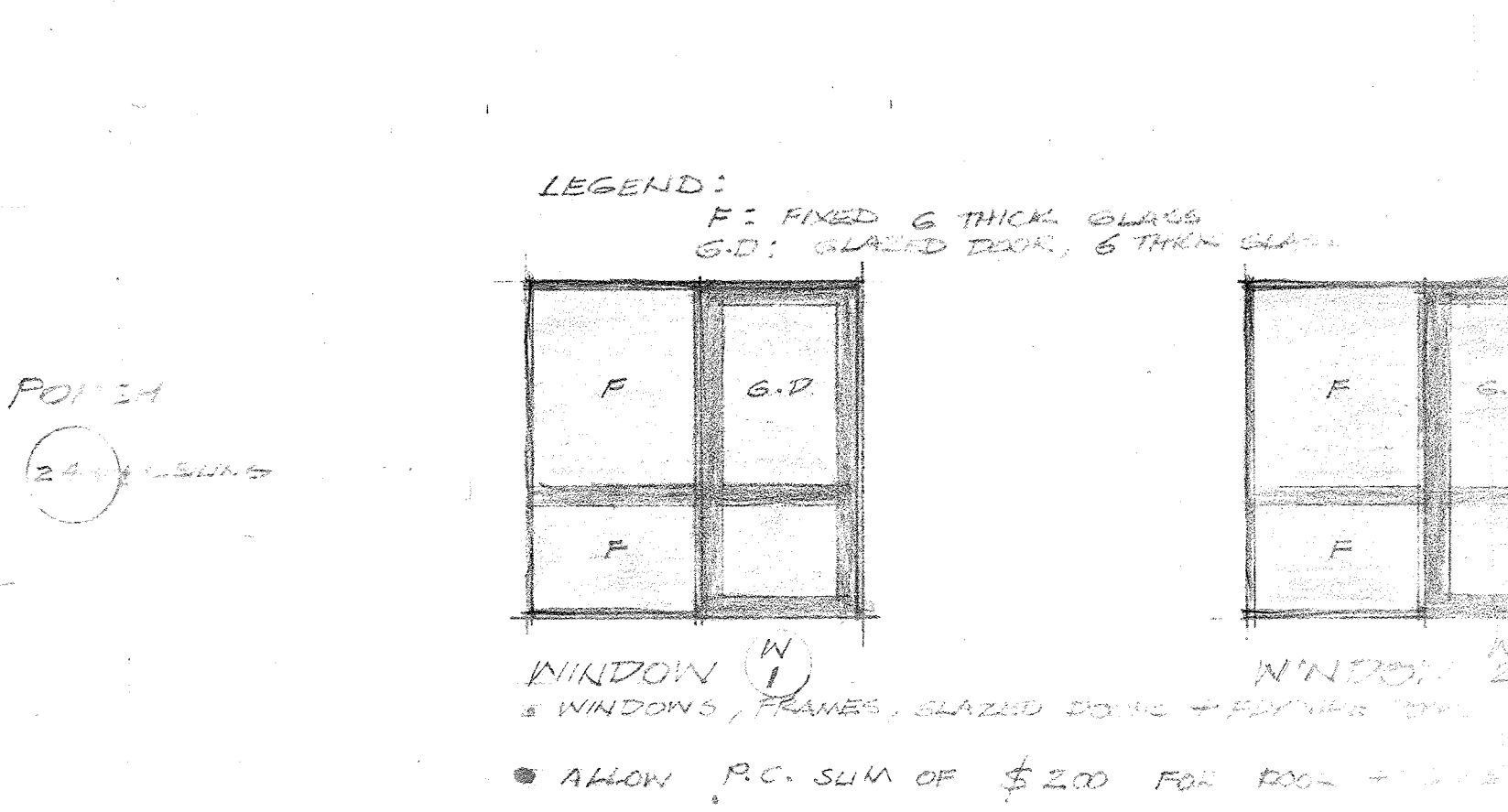
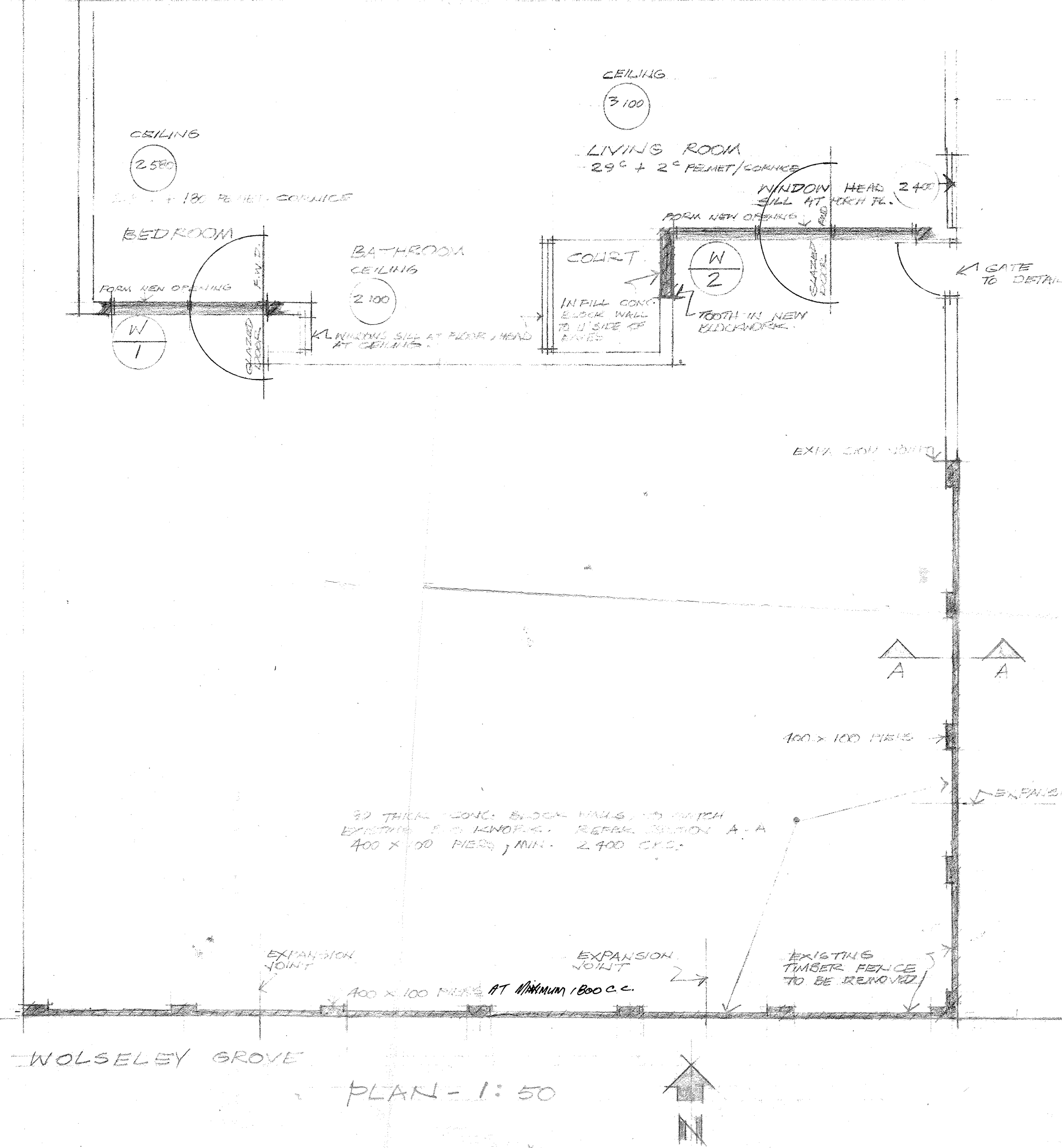
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CITY OF BRIGHTON

BUILDING
DEPT.
19 FEB 1986
RECEIVED



CITY OF BRIGHTON
This Plan and Specification is approved subject to The Building Control Act, Building Regulations and By-Laws and may be available for inspection at the Building by the Council's Officers during the erection of such Building. Under no circumstances should the Plan and Specification be altered without the written consent of the Co-ordinator.
Date: 20 FEB 1986 Fee \$ 20
Development Approvals Co-ordinator
"This approval does not constitute authority to erect or construct buildings or works over or upon any drainage sewerage or other sewerage whether registered or statutory. Where any such sewerage exists in favour of the Board separate application for such authority should be made to the Secretary."
COMPULSORY INSPECTIONS
FOUNDATIONS, GROUND HOLES, SLAB PREPARATION, ROOFING, STORM WATER/DRAINS, CONCRETE, 2 WEEKS NOTICE OF INSPECTION SHALL BE GIVEN. WORK PROCEEDING WITHOUT THE ABOVE NOTICE IS NOT BEING CARRIED OUT AND THE CONTRACTOR SHALL BE IN BREACH OF THE BUILDING REGULATIONS.

ALTERATIONS + ADDITIONS,
9 WOLSELEY SV. BRIGHTON,
FOR MR + MRS L.G. CUMING
WORKING DRAWING 8589
ARCHITECT:
DAVID GODSELL F.R.A.I.A.
491 BALCOMBE RD. BEAUMARIS
TEL: 589 3826