

Consultation on the Draft Post-War Modern Residential Heritage Study



Bayside
CITY COUNCIL



Bayside is home to many significant mid-century properties thanks to a concentration of innovative architects building in the years following World War 2.

Mid-century modern architecture plays a pivotal role in creating neighbourhood identities and iconic local streetscapes, which are highly valued by our community.

A Draft Post-War Modern Residential Heritage Study has been prepared by an independent heritage specialist to identify and document places in Bayside which should be considered for heritage protection.

Council is consulting with the owners of properties identified in the draft Post-War Modern Residential Heritage Study between 7 February – 30 April 2022 to inform its final recommendations. The intention of this Study is to ensure the future protection of properties found to be of local significance through a Heritage Overlay within the Bayside Planning Scheme.

The planning process for applying a Heritage Overlay has several steps, including consultation with property owners and independent panel hearings, to ensure property owners and community views are considered prior to the application of heritage protection.

Council has identified the implementation and adoption of the Draft Post-War Modern Residential Heritage Study as a priority in its Heritage Action Plan 2020. The purpose of the Heritage Action Plan is to guide Council's heritage program, particularly as it relates to the identification, protection, management and promotion of Bayside's heritage assets for the next 15 years.

Bayside has a rich history and heritage, which is highly valued by the Bayside community. Historic buildings, landscapes, places and objects all contribute to Bayside's liveability and character. Protecting and celebrating these places is therefore a vital function of Council for current and future generations.

All local governments across Victoria are responsible for protecting local heritage. This includes the application of the Heritage Overlay to properties identified as being of heritage significance. Currently in Bayside there are approximately 1,500 properties in the Heritage Overlay.

Why is this Draft Post-War Modern Residential Heritage Study important?

Under the *Planning and Environment Act 1987*, Council has a responsibility for heritage conservation, as part of Section 4(1)(d), 'to conserve and enhance those buildings, areas or otherwise of special cultural value.'

What is Mid-century modern / Post-war modern architecture?

Mid-century or Post-war modern is a design movement that influenced a range of areas across society, including architecture, graphic design, furniture, and interior design.

Mid-century architecture was developed following World War II and was influenced by a rejection of traditional design standards in favour of modern forms, materials, and design direction. Mid-century architecture evolved and developed around the world, and young and aspiring architects in Australia, such as Robin Boyd, Peter McIntyre, and others, experimented with these new shapes and materials.

Mid-century modern homes typically incorporate innovative design features such as free flowing and open floorplans, often have flat or skillion roofs, and use of exposed and new materials of the period, such as exposed steel, timber, cement sheeting and more.

Sometimes structurally daring, mid-century architecture is distinct for the use of clean lines and a new approach for maximising views and utilising natural light with floor to ceiling windows. Further, an easy connection to outdoor decks and gardens was prominent and endemic of mid-century architecture, and this continues to influence Australian home design to this day.

What is the draft Post-War Modern Residential Heritage Study?

The preparation of the draft Post-War Modern Residential Heritage Study is a priority of Council's Heritage Action Plan 2020. The purpose of the Heritage Action Plan is to guide Council's heritage work program, particularly as it relates to the identification, protection, management and promotion of Bayside's heritage assets for the next 15 years.

The study sought to identify properties constructed in the post-war period (1945-1975), displaying mid-century modern architectural merit, and considered to be of local heritage significance. In Bayside, there are many buildings built within this era due to the availability of undeveloped land in the immediate post-war period.

How has this Study been undertaken?

Council appointed a heritage consultant to undertake the preparation of the draft Post-War Modern Residential Heritage Study. The stages undertaken in finalising this draft study has been outlined on this page (right).

How is heritage significance assessed?

The significance of a property is based upon (but not limited to): the historical, rarity, scientific, environmental, design, technical, social and/or other special significance. For example, properties can be identified for their significance due to the building's architect being of historical importance, who themselves demonstrate unique architectural ability by designing a building with unique features or using innovative materials or design techniques.

Heritage significance is assessed using HERCON criteria, which comprises of eight individual criteria and is a national set of established criteria used to determine the suitability of a Heritage Place.

Preparing the draft study was undertaken in the following stages

Stage 1 – Project Inception

Establishing clear parameters for the place type(s) that would be considered as part of the Study, being residential properties within the City of Bayside that were constructed in the post-war period (1945–1975).

Stage 2 – Documentation Review

A desktop review of the 14,000+ properties constructed in Bayside between 1945 and 1975 to determine which properties warranted a site visit and more detailed fieldwork.

Stage 3 – Desktop Assessments

A desktop review of all residential places shortlisted from Stage 2 to identify those warranting further investigation for possible inclusion in the Study.

Stage 4 – On-Site Fieldwork

Site inspections of places identified from the desktop assessments to establish the intactness and integrity of the buildings, and to aid in understanding which properties may warrant a more detailed assessment.

Stage 5 – Further Assessment

A detailed heritage assessment of individual places and precincts. As part of this assessment, Council's heritage consultant undertook a comparative analysis, comparing properties identified within the Study against properties already identified as historically significant. Each place is also assessed against the HERCON criteria (see further information below), and draft Statements of Significance were prepared.

To inform the final version of the Study, between 7 February and 30 April 2022, Council is now seeking any information property owners may have to either support or challenge the findings identified within the draft Statement of Significance for their property.

This information will be considered by Council's heritage consultant and may lead to revisions of draft Statement of Significances or the removal of property(ies) from the Study.

The HERCON criteria is used for heritage assessments across Australia and provides a standard measure by which places are assessed.

The use of the HERCON criteria in the assessment of heritage significance as outlined above, as well as the study's assessment method and considerations, are aligned with *Planning Practice Note 1 – Applying the Heritage Overlay*. This Practice Note has been prepared by the Department of Environment, Land, Water and Planning and is another measure by which assessment of heritage places and preparation of planning controls for their protection is standardised across all municipalities in Victoria.

What is a Statement of Significance?

A Statement of Significance outlines why a property has been identified for potential inclusion in the Heritage Overlay and identifies what is considered to be 'significant'. It includes a brief description of the property, why the place is identified as significant, its features and unique characteristics, how the property is significant, and justification for inclusion.

What information does Council need from property owners?

Owners of properties identified in the draft Post-War Modern Residential Heritage Study are encouraged to provide relevant information about their property before the study is finalised.

This information could include photographs, planning permits or building plans that demonstrate that the property has been altered, or is not 'intact'. Examples of information that demonstrate this can include, but is not limited to:

- The exterior of the house has been recently renovated;
- An addition to the house has been made, such as a garage or front porch;
- Windows, doors, or any other fixtures have been altered, removed, or replaced;
- Any partial or full demolition has taken place.

A site visit to your property by a Council officer and/or Council's heritage consultant would be welcomed, where consent is provided. While to date Council's heritage consultant has only undertaken site inspections from the public realm, any on-site inspection would greatly assist the finalisation of the draft Post-War Modern Residential Heritage Study.

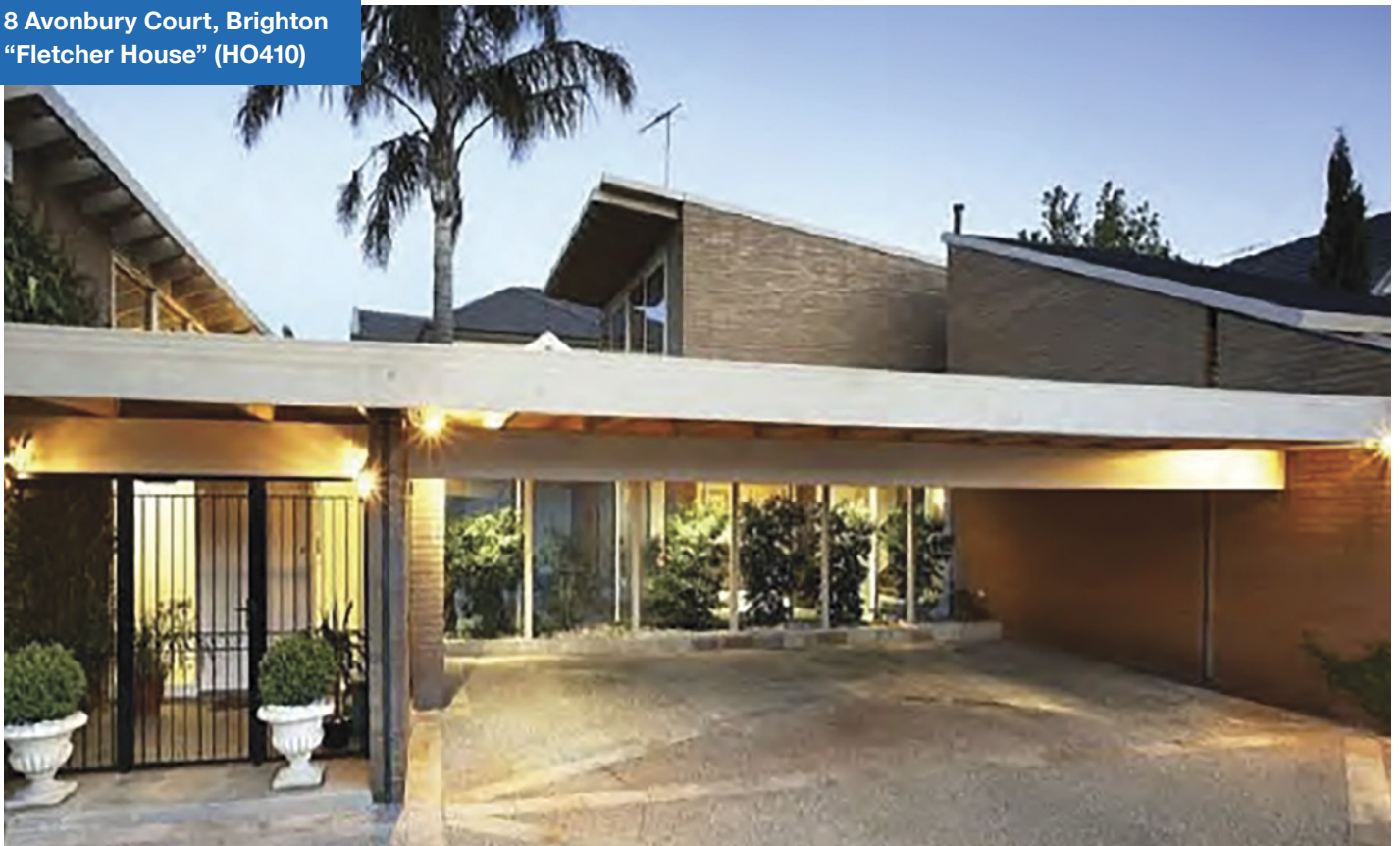
Does this Study mean my property is immediately within the Heritage Overlay?

No. Council is expected to consider the final version of the Post-War Modern Residential Heritage Study at its June 2022 meeting. Following adoption of the Study, a planning scheme amendment process may commence which would apply the Heritage Overlay to the properties within the Study.

Through the planning scheme amendment process, all owners of property identified in the final version of the Study, and any other interested parties, will be provided an opportunity to make a submission to Council as to whether they agree or disagree with the proposed Heritage Overlay, including the opportunity to engage any required expert evidence.

If submissions are received, Council will request that an Independent Planning Panel be appointed to hear evidence from both Council and any submitters. The Panel would consider all evidence and provide recommendations to Council as to how to proceed with the amendment. If Council decides to adopt the amendment, approval is requested by the Minister for Planning. Once the amendment is approved by the Minister for Planning, heritage protection will apply to properties listed in the amendment.

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Find out more

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Heritage protection process

Stage 1 Preparation of Draft Heritage Study February – January 2021 Complete	<p>Council engages an expert heritage consultant.</p> <p>Generally, assessment of places is undertaken on a step by step basis, starting with a preliminary assessment. This involves a documentation review and desktop fieldwork.</p> <p>On-site fieldwork is undertaken - physical inspection of places helps identify properties that are worthy of further investigation.</p> <p>From this, the heritage consultant is able to further assess places that may be of potential significance and prepare a Draft Heritage Study.</p>
Stage 2 Draft Heritage Study Complete	<p>A Draft Heritage Study is prepared and recommends places for inclusion in the Heritage Overlay.</p>
Stage 3 Preliminary Consultation 7 February – 30 April 2022 Active	<p>Council provides an opportunity for property owners and relevant stakeholders to submit any additional or supporting information that relates to the properties within the Draft Study. Any information provided will then allow Council's Heritage Consultant to consider whether this changes their assessment of the properties.</p>
Stage 4 Finalise the Study June 2022	<p>Council will consider at its June 2022 meeting whether to:</p> <ul style="list-style-type: none">• Adopt the Study (with or without changes)• Commence a Planning Scheme Amendment process to apply the Heritage Overlay to the recommended places.
Stage 5 Planning Scheme Amendment Process begins July 2022	<p>Council to seek authorisation from the Minister for Planning to exhibit a planning scheme amendment.</p>
Stage 6 Public Exhibition Period	<p>Council provides property owners and stakeholders with the opportunity to support or object to the proposed heritage controls.</p> <p>The Public Exhibition Period must be publicly advertised and open for a minimum of 28 days.</p>
Stage 7 Consider submissions received during public exhibition period	<p>Council considers the submissions received at a meeting and determines whether to:</p> <ul style="list-style-type: none">• Abandon or change the amendment, or• Request an Independent Panel be appointed to consider the submissions received.
Stage 8 Panel Hearing (if required)	<p>The Minister for Planning appoints an Independent Planning Panel to consider the submissions received and make recommendations to Council about how it should proceed.</p> <p>All submitters to the Public Exhibition Period (Stage 6) and Council are provided an opportunity to present their case to the Panel.</p> <p>Learn more about Planning Panels: planning.vic.gov.au/panels-and-committees/planning-panel-guides</p>
Stage 9 Panel Report provided to Council	<p>The Planning Panel Report provides recommendations to Council as to how to proceed with the amendment.</p>
Stage 10 Final Decision	<p>Council considers the Panel's recommendations and decides whether to:</p> <ul style="list-style-type: none">• Adopt the amendment as recommended by the Panel or with additional changes, or• Abandon the Amendment. <p>If Council decides to adopt the amendment, approval is requested by the Minister for Planning. Once the amendment is approved by the Minister for Planning, heritage protection will apply to properties listed in the amendment.</p>

Find out more

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