



5. APPENDIX 1 – APPLICATION DOCUMENTS



Planning Enquiries
Web: www.queenscliff.vic.gov.au

\$629.40
- 199.90 PAID / R# \$429.50

QPO20.600
RECEIVED

Office Use Only

Application No.: pd \$429.50 PAID 16/7/20 Date Lodged: 14 JUL 2020
301062 2020/039

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any questions, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 6	St. Name: Beach
Suburb/Locality: Queenscliff		Postcode: 3225

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:

OR

B Crown Allotment No.: 16 Section No.: 4A

Parish/Township Name: Town of Queenscliff Parish of Paywit

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

Removal of two outbuildings (Garage and Shed).
Repositioning, restoration and painting of an outbuilding (Cottage).
Crossing, gates and boundary Fencing.

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required *

Cost \$22,000 You may be required to verify this estimate. Insert '0' if no development is proposed.



Existing Conditions **1**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Two bedroom single storey dwelling and 3 outbuildings (garage, storage shed and cottage).

Provide a plan of the existing conditions. Photos are also helpful.

Title Information **1**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details **1**

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Contact information for applicant OR contact person below

Business phone: Email:

Mobile phone: Fax:

Contact person's details* Same as applicant

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Same as applicant

Name:

Title: First Name: Surname:

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date:
day / month / year



Declaration **i**

This form must be signed by the applicant *

▲ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

[Handwritten Signature]

Date: 13 / 7 / 2020
day / month / year

Need help with the Application? **i**

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No Yes

If 'Yes', with whom?: Bydon King

Date: June/2020

day / month / year

Checklist **i**

Have you:

Filled in the form completely?

Paid or included the application fee?

▲ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

A full, current copy of title information for each individual parcel of land forming the subject site.

A plan of existing conditions.

Plans showing the layout and details of the proposal.

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

Lodgement **i**

Lodge the completed and signed form, the fee and all documents with:

Borough of Queenscliff
PO Box 93
Queenscliff VIC 3225
50 Learmonth Street
Queenscliff VIC 3225

Contact information:

Email: info@queenscliff.vic.gov.au

Deliver application in person or by post (NOTE: electronic lodgements not accepted)

Brydon King
Town Planning
Borough of Queenscliffe

RECEIVED

14 JUL 2020

BOROUGH OF
QUEENSCLIFFE

Re: Planning Application for 6 Beach St.

Dear Brydon

Please find enclosed the planning application for the relocation of the existing fisherman's cottage outbuilding, and all associated works.

As per the investigations and guidance of my and Council's historical advisers, the intent is to relocate the original structure on-site and restore it in a manner that would protect and enhance its historical value. This protection and enhancement means taking the cottage back towards its original design, providing a more exemplary example of an original fisherman's cottage.

Following planning approval, the first part of the works will be a 'Method for the Relocation and Conservation of the Cottage', undertaken by John Briggs, Architect and Historical Consultant. This method will be submitted to Council and include the details of how the relocation will take place and historical value preserved.

The on-site location chosen for the cottage repositioning is the site of the existing garage. The orientation of the building, once relocated, will enhance the Bay St street scape, with the new view from Bay St being the cottage wall and cabled roof. The position, design and materials will be in sympathy with other Beach St property outbuildings facing into Bay street. The 'Method for the Relocation and Conservation of the Cottage' will include the details of which building components, including the chimney, are to be removed, replaced or restored, how the structure will be relocated and how it will be protected for the future.

The relocation of the cottage will necessitate the demolishing of the shed abutting the cottage and the demolishing of the existing garage. This demolition forms part of this application.

Works on the outbuildings will also necessitate the re-establishment of boundary fencing. Included in this application is the replacement of all existing fencing, the extension of this fencing to cover the north boundary line exposed with the removal of the existing outbuildings, the replacement of the rear fence line with driveway gates.

Included in this application is the removal of the existing vehicle crossing and establishment of a new double crossing.

The driveway gates have been designed in a manner that will allow the gate height to be lowered, providing the community with a better view of the relocated and preserved cottage, but still allowing the height to be lifted again for our privacy and security. My view

is that it would be a shame to relocate it to this location, only to have it permanently hidden by the rear fence line.

I consider that this development complies with the policy objectives of the Queenscliff Planning Scheme, and associated overlays for the area in seeking to better preserve this historical structure.

Included in the attached plans is the conceptual thinking of how the habitable area of the property may be developed in the future. This is included to give Council a better understanding of the longer term objectives for development of No.6 Beach St. At this stage, no actual plans for the main residence have been developed as the design is subject to knowing if the fisherman's cottage can be preserved in line with its original design or needs to be further modified for habitation and incorporation with the main residence. Of further note, the desire for the main structure is to retain the existing footprint, look to meet the building standards for new developments, and make the street view more in sympathy with the precinct.

In summary, this application includes:

1. The demolition of the garage
2. The demolition of the shed abutting the fisherman's cottage.
3. The on-site relocation and restoration of the original fisherman's cottage
4. New timber fencing the entire north side boundary
5. New timber fencing to replace the existing tin and timber fencing on the south side boundary
6. Drive way gates on the Bay St Boundary
7. Removal of the existing crossing and establishment of a new double crossing.

Regards

John Vanderleest



Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AQ030416N
Number of Pages (excluding this cover sheet)	3
Document Assembled	02/06/2020 09:45

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AQ030416N

Transfer of Land

Section 45 Transfer of Land Act 1958

Privacy Collection Statement
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1. Land/s

Land Title

Volume 9071 Folio 152

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor 1

Given Name/s KARINA

Family Name KAPPADAIS

Transferor 2

Given Name/s JOHN PANTIS

Family Name VARVARIGOS

Transferor 3

Given Name/s GEORGE

Family Name SVIGOS

Transferor 4

Given Name/s SOPHIA

Family Name CHATZOPOULOS

4. Transferee/s

Transferee

Given Name/s JOHN FRANCIS

Family Name VANDERLEEST

5. Manner of Holding

SOLE PROPRIETOR

6. Address/es of Transferee/s

Address of Transferee

Unit Street No 38
 Street Name NEERIM
 Street Type ROAD
 Locality CAULFIELD
 State VIC Postcode 3162

7. Directing Party



None



8. Consideration

\$ 600,000

9. Signing

The transferor transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Transferor 1
 KARINA KAPPADAIS

 Signature of Transferor
 Transferor Witness

 Signature of witness

Transferor 2
 JOHN PANTIS VARVARIGOS

 Signature of Transferor
 Transferor Witness

 Signature of witness

Approval Number: 33711111R THE BACK OF THIS FORM MUST NOT BE USED

Page 1 of 3
 LV-V31-Dec-2015

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010


AQ030416N

Transfer of Land


Section 45 Transfer of Land Act 1958

Privacy Collection Statement
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Transferor 3
GEORGE SVIGOS


Signature of Transferor

Transferor Witness

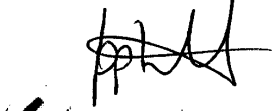

Signature of witness

10. Date 22/6/17
Date: (DD/MM/YYYY)

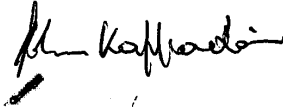
11. Lodging Party

Customer Code 0296X
Reference 17-4573

Transferor 4
SOPHIA CHATZOPOULOS


Signature of Transferor

Transferor Witness


Signature of witness

Transferee
JOHN FRANCIS VANDERLEEST


Signature of Transferee

Transferee Witness
MELISSA HADDEN


Signature of witness

Approval Number: 33711111R THE BACK OF THIS FORM MUST NOT BE USED

Page 2 of 3
LV-V31-Dec-2015

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Transfer of Land

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FINAL SEARCH STATEMENT

Land Use Victoria

Page 1 of 1

Security No : 124083473226L
Produced 02/06/2020 09:44 AM

Volume 9071 Folio 152

ACTIVITY IN THE LAST 125 DAYS

NIL

ADMINISTRATIVE NOTICES

NIL

STATEMENT END



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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 02/06/2020 09:45 AM

Volume 9071 Folio 152

Folio Creation: Created as paper folio continued as computer folio

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 04/07/2003 05:00:12 AM

RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
22/11/2004	22/11/2004	AD256791M	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 JOHN PANTIS
 MARINA SVIGOS
 KARINA KAPPADAIS
 VICKY VARVARIGOS
 TO:
 MARINA SVIGOS
 GEORGE SVIGOS
 SOPHIA CHATZOPOULOS
 KARINA KAPPADAIS
 VICKY VARVARIGOS
 JOHN PANTIS VARVARIGOS

RESULTING PROPRIETORSHIP:

Estate Fee Simple
 TENANTS IN COMMON
 As to 2 of a total of 12 equal undivided shares
 Sole Proprietor
 MARINA SVIGOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 As to 1 of a total of 12 equal undivided shares
 Sole Proprietor
 GEORGE SVIGOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 As to 1 of a total of 12 equal undivided shares
 Sole Proprietor
 SOPHIA CHATZOPOULOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 As to 4 of a total of 12 equal undivided shares
 Sole Proprietor
 KARINA KAPPADAIS of 14 AUGUSTA AVENUE CAMPBELLFIELD VIC 3061
 As to 2 of a total of 12 equal undivided shares
 Sole Proprietor
 VICKY VARVARIGOS of 8 DENNIS AVENUE EAST KEILOR VIC 3033
 As to 2 of a total of 12 equal undivided shares
 Sole Proprietor
 JOHN PANTIS VARVARIGOS of 8 DENNIS AVENUE EAST KEILOR VIC 3033
 AD256791M 22/11/2004

02/08/2005	02/08/2005	AD786124W	Y
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HISTORICAL SEARCH STATEMENT

Land Use Victoria

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 VICKY VARVARIGOS
 JOHN PANTIS VARVARIGOS
 TO:
 JOHN PANTIS VARVARIGOS

RESULTING PROPRIETORSHIP:
 Estate Fee Simple
 TENANTS IN COMMON
 As to 2 of a total of 12 equal undivided shares
 Sole Proprietor
 MARINA SVIGOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 As to 1 of a total of 12 equal undivided shares
 Sole Proprietor
 GEORGE SVIGOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 As to 1 of a total of 12 equal undivided shares
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 SOPHIA CHATZOPOULOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 As to 4 of a total of 12 equal undivided shares
 Sole Proprietor
 KARINA KAPPADAIS of 14 AUGUSTA AVENUE CAMPBELLFIELD VIC 3061
 AD256791M 22/11/2004
 As to 4 of a total of 12 equal undivided shares
 Sole Proprietor
 JOHN PANTIS VARVARIGOS of 8 DENNIS AVENUE EAST KEILOR VIC 3033
 AD786124W 02/08/2005

02/08/2005 02/08/2005 AD786125U Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:
 MARINA SVIGOS
 GEORGE SVIGOS
 SOPHIA CHATZOPOULOS
 TO:
 GEORGE SVIGOS
 SOPHIA CHATZOPOULOS

RESULTING PROPRIETORSHIP:
 Estate Fee Simple
 TENANTS IN COMMON
 As to 2 of a total of 6 equal undivided shares
 Sole Proprietor
 KARINA KAPPADAIS of 14 AUGUSTA AVENUE CAMPBELLFIELD VIC 3061
 AD256791M 22/11/2004
 As to 2 of a total of 6 equal undivided shares
 Sole Proprietor
 JOHN PANTIS VARVARIGOS of 8 DENNIS AVENUE EAST KEILOR VIC 3033
 AD786124W 02/08/2005
 As to 1 of a total of 6 equal undivided shares
 Sole Proprietor
 GEORGE SVIGOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 As to 1 of a total of 6 equal undivided shares
 Sole Proprietor
 SOPHIA CHATZOPOULOS of 94 QUINN GROVE EAST KEILOR VIC 3033
 AD786125U 02/08/2005

20/09/2016 20/09/2016 AN114159R Y

CAVEAT

CAVEAT AN114159R 20/09/2016
 Caveator
 PARK PTY LTD
 Grounds of Claim



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HISTORICAL SEARCH STATEMENT

Land Use Victoria

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

GEORGE SVIGOS

Date

11/02/2015

Estate or Interest

INTEREST AS CHARGE

Prohibition

ABSOLUTELY

Lodged by

BARRAKET STANTON LAWYERS (VIC) PTY LTD

Notices to

BARRAKET STANTON LAWYERS of LEVEL 9 440 COLLINS STREET MELBOURNE VIC 3000

12/12/2016 12/12/2016 AN365352U N

CAVEAT

CAVEAT AN365352U 12/12/2016

Caveator

CBL INSURANCE LTD

Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

GEORGE SVIGOS

Date

29/08/2016

Estate or Interest

INTEREST AS CHARGE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

GLOBALX

Notices to

POLCZYNSKI LAWYERS of LEVEL 12 77 KING STREET SYDNEY NSW 2000

19/12/2016 19/12/2016 AN393367W Y

CAVEAT

CAVEAT AN393367W 19/12/2016

Caveator

UNITED PETROLEUM PTY LTD

Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

GEORGE SVIGOS

Date

08/09/2015

Estate or Interest

INTEREST AS CHARGE

Prohibition

ABSOLUTELY

Lodged by

K&L GATES

Notices to

K&L GATES of LEVEL 25 525 COLLINS STREET MELBOURNE VIC 3000

23/01/2017 23/01/2017 AN484708Q (E) N

CAVEAT

CAVEAT AN484708Q 23/01/2017

Caveator

JOHN FRANCIS VANDERLEEST

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)



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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Date
23/12/2016
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
LEGAL TRANSFERS CONVEYANCING
Notices to
SHAZ of 404A BLUFF ROAD HAMPTON VIC 3188

11/07/2017	11/07/2017	AQ030413U (O)	Y
WITHDRAWAL OF CAVEAT CAVEAT AN393367W REMOVED			
11/07/2017	11/07/2017	AQ030414S (O)	Y
WITHDRAWAL OF CAVEAT CAVEAT AN114159R REMOVED			
11/07/2017	11/07/2017	AQ030415Q (O)	Y
WITHDRAWAL OF CAVEAT CAVEAT AN365352U REMOVED			
11/07/2017	11/07/2017	AQ030416N (O)	Y
TRANSFER OF LAND BY ENDORSEMENT AND REMOVAL OF CAVEAT AN484708Q FROM: KARINA KAPPADAIS JOHN PANTIS VARVARIGOS GEORGE SVIGOS SOPHIA CHATZOPOULOS TO: JOHN FRANCIS VANDERLEEST RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor JOHN FRANCIS VANDERLEEST of 38 NEERIM ROAD CAULFIELD VIC 3162 AQ030416N 11/07/2017			

STATEMENT END

VOTS Snapshot

Volume 09071 Folio 152
124012412963B
Produced 22/11/2004 02:19 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 16 Section 4A Township of Queenscliff Parish of Paywit.

REGISTERED PROPRIETOR



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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 5 of 7

Estate Fee Simple

TENANTS IN COMMON

As to 3 of a total of 6 equal undivided shares

Sole Proprietor

JOHN PANTIS of 94 MARK ST EAST KEILOR

As to 1 of a total of 6 equal undivided shares

Sole Proprietor

MARINA SVIGOS of 94 QUINN GR EAST KEILOR

As to 1 of a total of 6 equal undivided shares

Sole Proprietor

KARINA KAPPADAIS of 14 AUGUSTA AV CAMPBELLFIELD

As to 1 of a total of 6 equal undivided shares

Sole Proprietor

VICKY VARVARIGOS of 8 DENNIS AV EAST KEILOR

W078975X 01/06/1999

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP791938F FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

9071/152 - Version 0, Date 22/08/1999

ORIGINAL

**NOT TO BE TAKEN FROM THE
OFFICE OF TITLES** 2532/138 140



Entered in the Register Book.

Vol. 9071 Fol. 152

M. Haggart
Assistant Registrar of Titles.

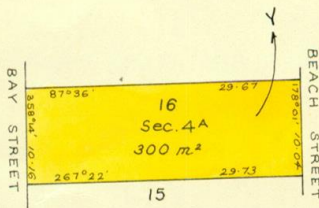
Elizabeth the Second, by the Grace of God, QUEEN of Australia, and Her other Realms and Territories Head of the Commonwealth.

Un all to whom these presents shall come GREETING **Whereas** pursuant to the law relating to the sale and occupation of Crown lands in Our State of Victoria the grantee hereinafter named has duly paid the sum of **Two hundred dollars** and become entitled to this Grant **Nam kuum ye** that in consideration of the said sum and in pursuance of the said law WE DO HEREBY GRANT unto **NORMAN EDWARD JOHNSON** of 6 Beach Street Queenscliff Professional Fisherman

(hereinafter called "the grantee ") the surface and down to the depth of **FIFTEEN** metres below the surface of **All** THAT piece of land in the said State being Allotment **sixteen** of Section four A in the Township of Queenscliff Parish of **Paywit** County of Grant

delineated and colored yellow in the map in the margin hereof PROVIDED that this Grant is made subject to—

- (a) the reservation to Us Our heirs and successors of—
 - (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act* 1958 and petroleum within the meaning of the *Petroleum Act* 1958 (hereinafter called "the reserved minerals");
 - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
 - (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act* 1958;
- (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.

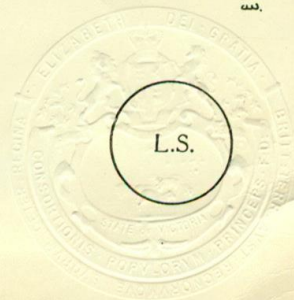


Un hold unto the grantee in fee simple

Dated the fourteenth day of October One thousand nine hundred and seventy-four being the date on which the grantee became entitled to this Grant.

In witness whereof His Excellency the Governor of the State of Victoria and its Dependencies by and with the advice of the Executive Council thereof has caused this Grant to be sealed at Melbourne with the Seal of the said State.

Henry D. ...



Q 34⁵

NOTE.—The bearings and measurements are approximately given in this plan. The measurements are in metres and the area is in hectares

3586/74

Delivered by LANDATA®, timestamp 02/06/2020 09:45 Page 2 of 2

NORMAN EDWARD JOHNSON DIED ON 31/3/94
PROBATE OF HIS WILL HAS BEEN GRANTED
TO AUDREY MAY GOLIGHTLY OF 19 STOKES
ST. QUEENSCLIFF 3225
T316408H 21/9/94



CAVEAT

CAVEATOR: JOHN PANTIS & CHRISSE PANTIS
CAPACITY: PURCHASER/FEE SIMPLE
LODGED BY: VENIZELAKOS
NOTICE TO: 1ST FLOOR 160 JOHNSTON ST.
FITZROY 3065
NO: T897720X
DATE: 5/10/95



CAVEAT WILL LAPSE ON
REGISTRATION OF T944636D
- 3 NOV 1995



JOINT PROPRIETORS

JOHN PANTIS & CHRISSE PANTIS
11 SHELLEY ST. EAST KEILOR 3033
T944636D 3/11/95



PROPRIETORS
TENANTS IN COMMON - EQUAL SHARES
JOHN PANTIS & CHRISSE PANTIS
21 MARK ST. EAST KEILOR 3033

U857412H 04/07/97



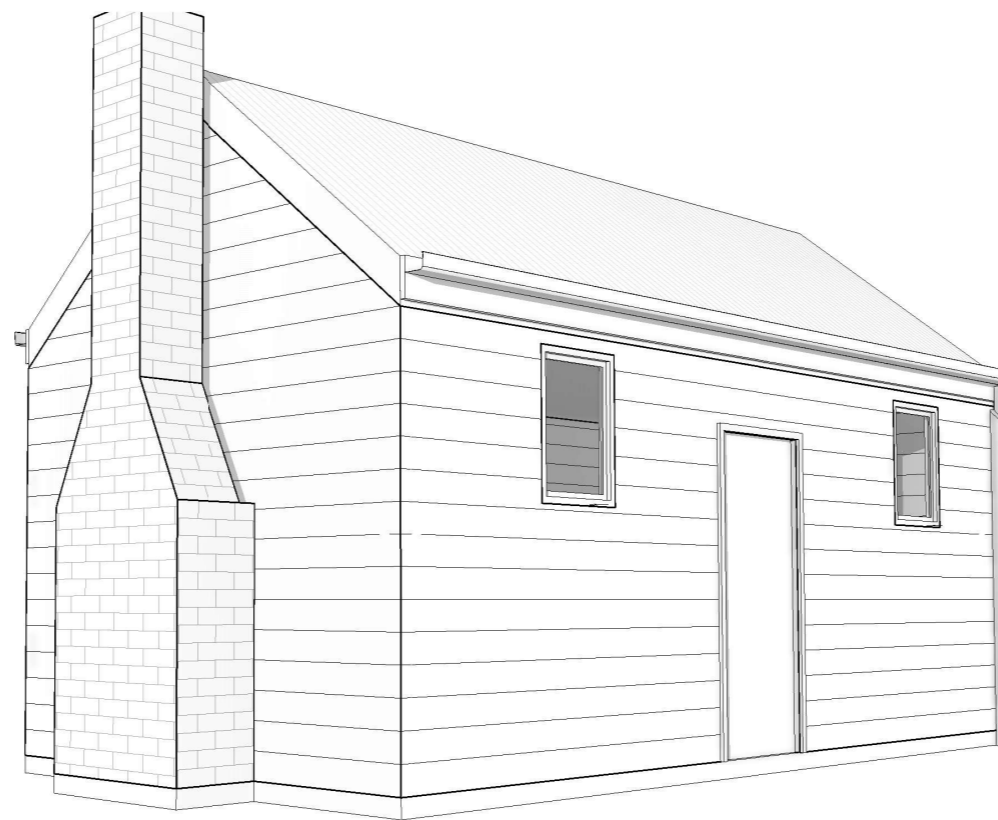
JOHN PANTIS OF 94 MARK ST. EAST KEILOR
AS TO THREE EQUAL UNDIVIDED SIXTH PARTS
OR SHARES MARINA SVIGOS 94 QUINN CR.
EAST KEILOR KARINA KAPPADATIS 14 AUGUSTA
AV. CAMPBELLFIELD VICKY VARVARIGOS
8 DENNIS AV. EAST KEILOR EACH AS TO
ONE EQUAL UNDIVIDED SIXTH PART OR SHARE
ARE NOW PROPRIETORS AS TENANTS IN COMMON
U857412H
W78974B/W78975X 01/06/1999



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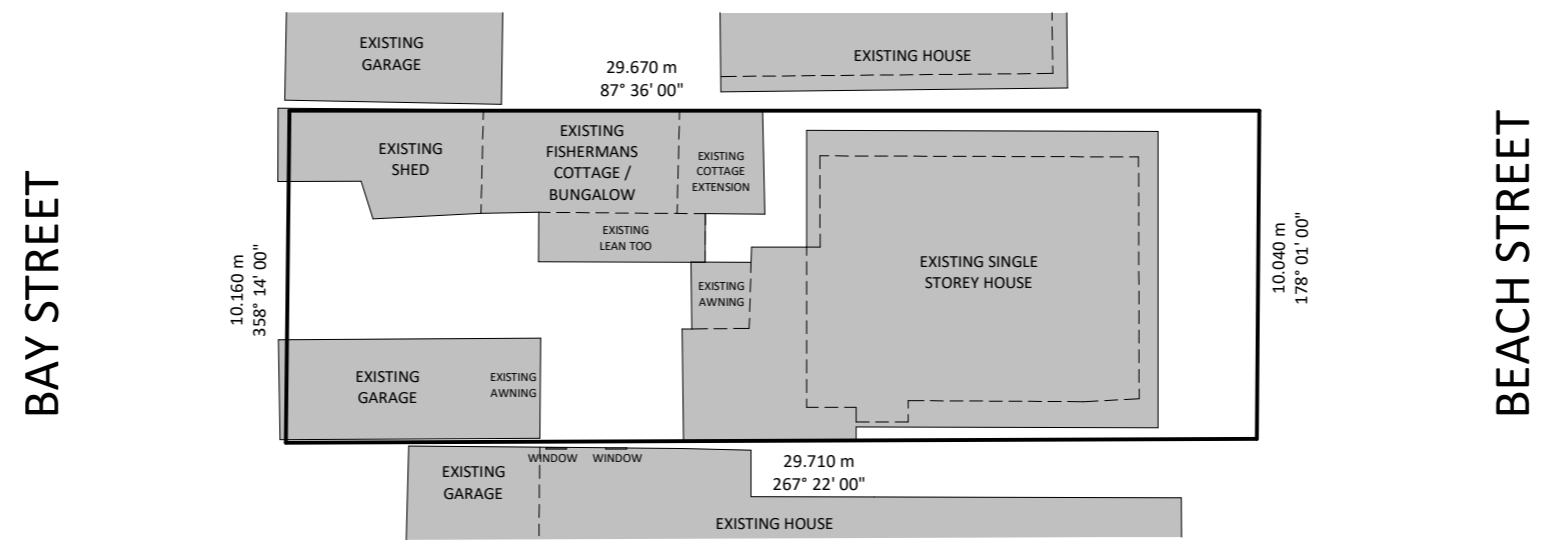
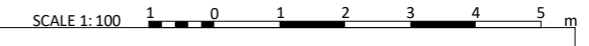
6 BEACH STREET, QUEENSCLIFFE VIC 3225

PROPOSED DEMOLITION / RELOCATION



DRAWING SCHEDULE	
SHEET No.	SHEET NAME
CD1	SITE PLAN - EXISTING
CD1A	SITE PLAN - DEMOLITION
CD1B	SITE PLAN - PROPOSED
CD2	COTTAGE FLOOR 101
CD3	REVISION B Issue for Review

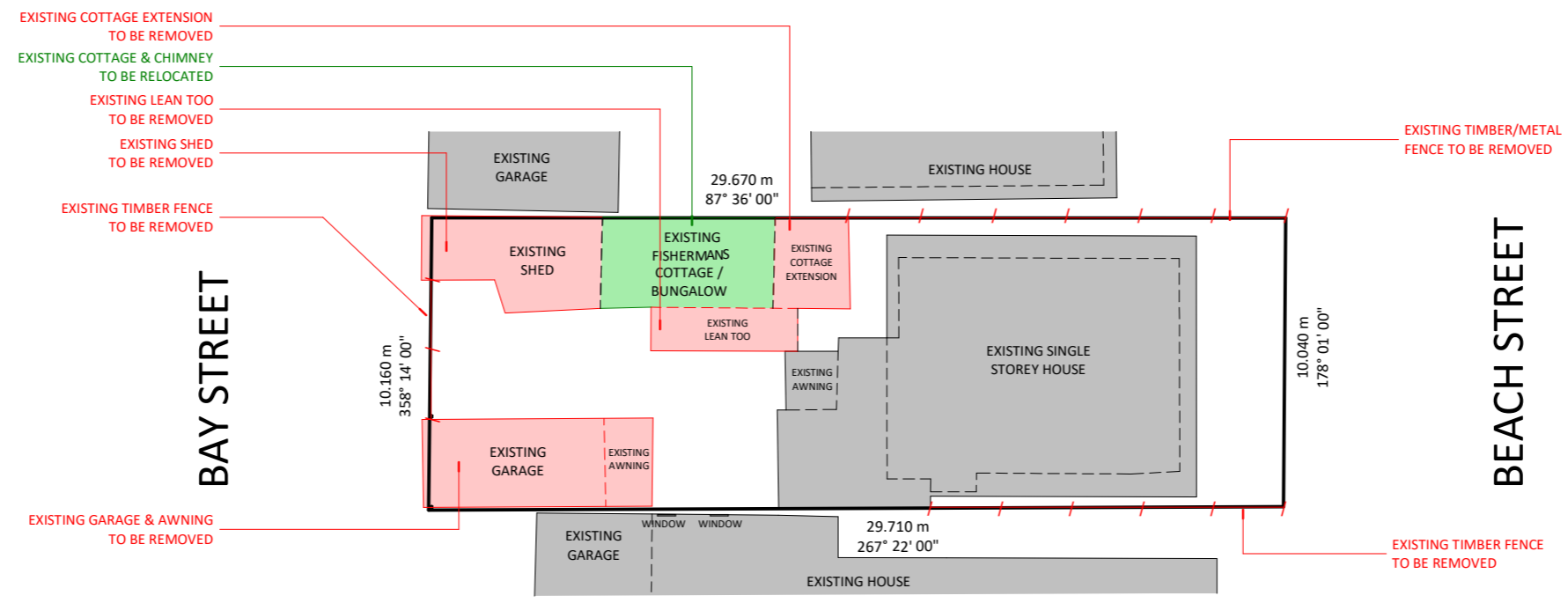
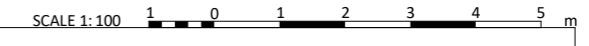
ORIGINALLY DRAWN XX/XX/XXXX



1 - SITE PLAN - EXISTING
1 : 200

<table border="1"> <thead> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>DATE</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Issue for Review</td> <td>13.10.2020</td> <td>CMB</td> </tr> <tr> <td>B</td> <td>Issue for Review</td> <td>14.10.2020</td> <td>CMB</td> </tr> </tbody> </table>	REVISION	DESCRIPTION	DATE	DRAWN BY	A	Issue for Review	13.10.2020	CMB	B	Issue for Review	14.10.2020	CMB	Issue For Client Approval DATE: _____ SIGNED: _____ <small>THIS BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE & ANY RELEVANT AUSTRALIAN STANDARDS. THESE PLANS REMAIN THE EXCLUSIVE PROPERTY OF BLACKWOOD BUILDING CO. AND ARE PROTECTED BY COPYRIGHT. REFER TO CONTRACT AND SPECIFICATIONS FOR SPECIFIED ITEMS.</small>	Sheet: SITE PLAN - EXISTING Sheet Number: CD1 Client Name: JOHN VANDERLEEST	
	REVISION	DESCRIPTION	DATE	DRAWN BY											
A	Issue for Review	13.10.2020	CMB												
B	Issue for Review	14.10.2020	CMB												
Design: PROPOSED DEMOLITION / RELOCATION Council: BOROUGH OF QUEENSCLIFFE	Project Address: 6 BEACH STREET, QUEENSCLIFFE VIC 3225 Drawn By: CMB Project Number: _____ Estate: _____														
Perimeter: _____		Site Area: 300 m² Site Cover: _____ Soil Type: _____ Wind Rating: _____ Date: 13.10.2020 SP/DA 16 OP100779													

ORIGINALLY DRAWN XX/XX/XXXX

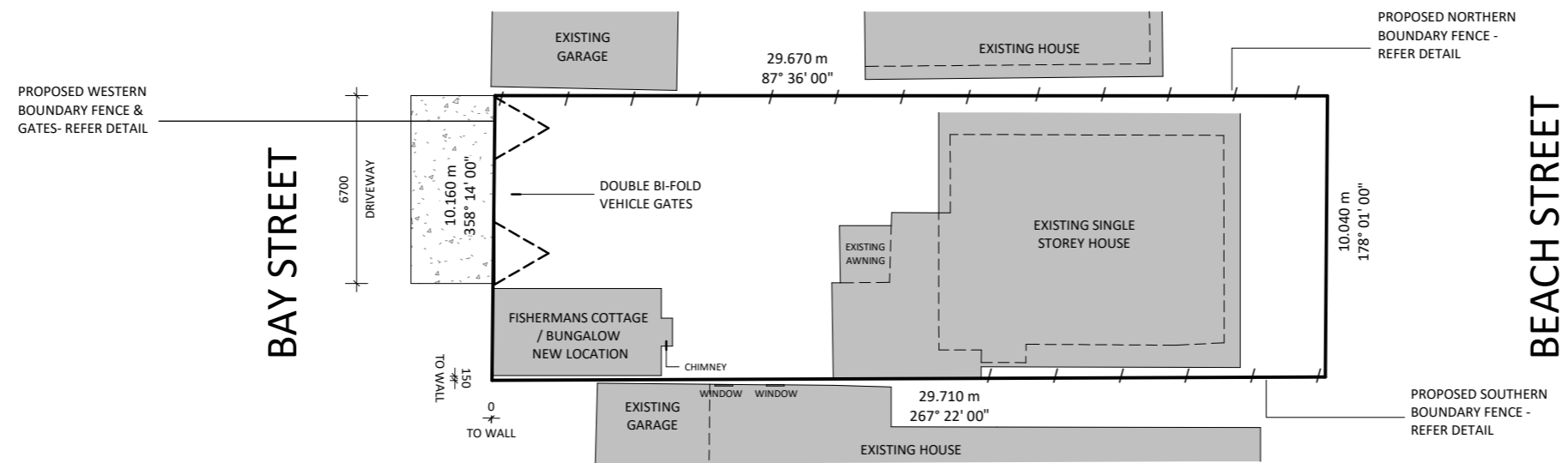
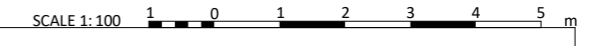


1 - SITE PLAN - DEMOLITION
1 : 200

REVISION	DESCRIPTION	DATE	DRAWN BY	Issue For Client Approval	Sheet:	Sheet Number:	Client Name:				
A	Issue for Review	13.10.2020	CMB	DATE: _____	SITE PLAN - DEMOLITION	CD1A	JOHN VANDERLEEST				
B	Issue for Review	14.10.2020	CMB	SIGNED: _____	PROPOSED DEMOLITION / RELOCATION		6 BEACH STREET, QUEENSCLIFFE VIC 3225				
				<small>THIS BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE & ANY RELEVANT AUSTRALIAN STANDARDS. THESE PLANS REMAIN THE EXCLUSIVE PROPERTY OF BLACKWOOD BUILDING CO. AND ARE PROTECTED BY COPYRIGHT. REFER TO CONTRACT AND SPECIFICATIONS FOR SPECIFIED ITEMS.</small>	Council:	BOROUGH OF QUEENSCLIFFE	Drawn By: CMB	Project Number:	Estate:		
				Perimeter:	Site Area:	300 m²	Site Cover:	Soil Type:	Wind Rating:	Date: 13.10.2020	SP/DA 16 OP100779



ORIGINALLY DRAWN XX/XX/XXXX



1 - SITE PLAN - PROPOSED

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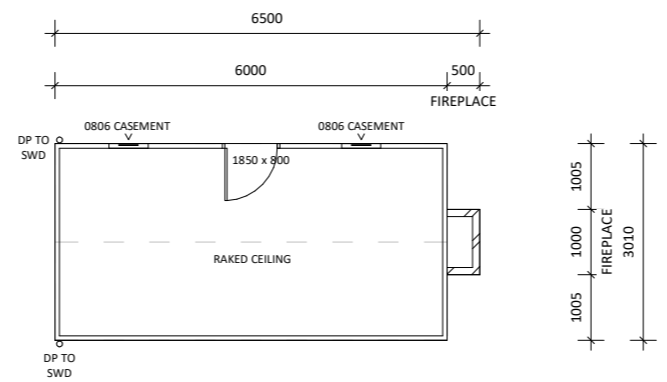
REVISION	DESCRIPTION	DATE	DRAWN BY	Issue For Client Approval	Sheet:	Sheet Number:	Client Name:
A	Issue for Review	13.10.2020	CMB	DATE: _____	SITE PLAN - PROPOSED	CD1B	JOHN VANDERLEEST
B	Issue for Review	14.10.2020	CMB	SIGNED: _____	PROPOSED DEMOLITION / RELOCATION		Project Address: 6 BEACH STREET, QUEENSCLIFFE VIC 3225
				<small>THIS BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE & ANY RELEVANT AUSTRALIAN STANDARDS. THESE PLANS REMAIN THE EXCLUSIVE PROPERTY OF BLACKWOOD BUILDING CO. AND ARE PROTECTED BY COPYRIGHT. REFER TO CONTRACT AND SPECIFICATIONS FOR SPECIFIED ITEMS.</small>	Council :	BOROUGH OF QUEENSCLIFFE	Drawn By: CMB Project Number: _____ Estate: _____
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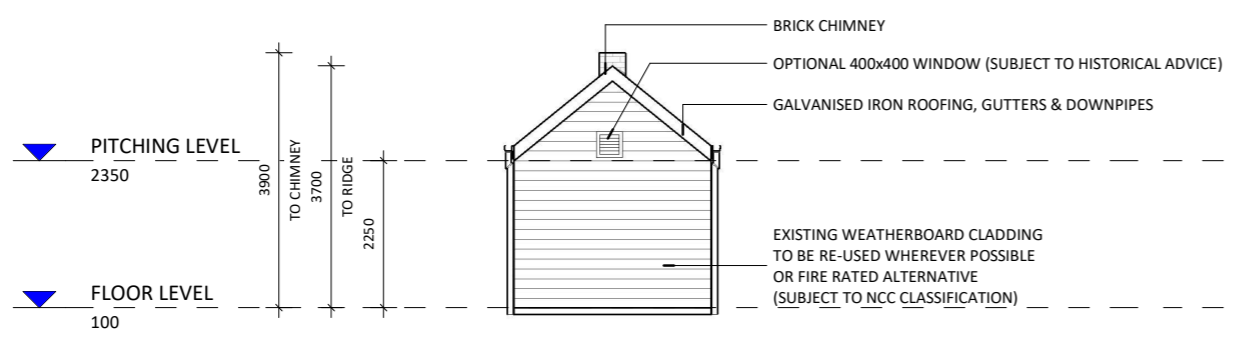
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SCALE 1:100



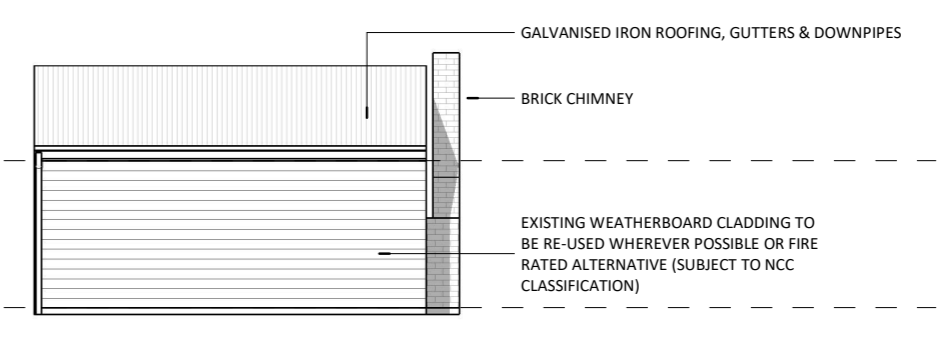
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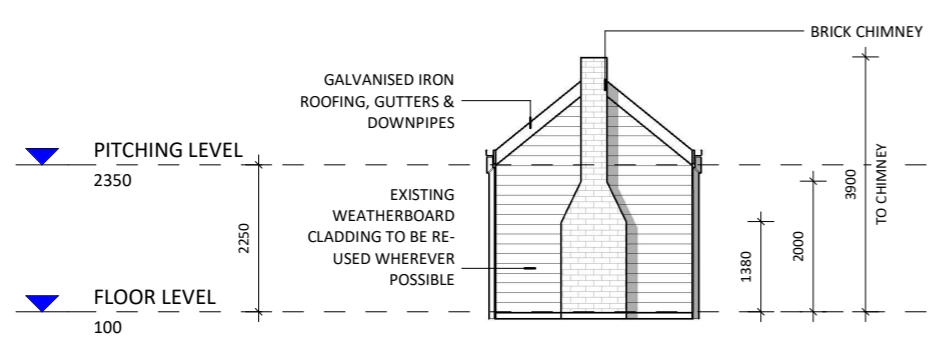
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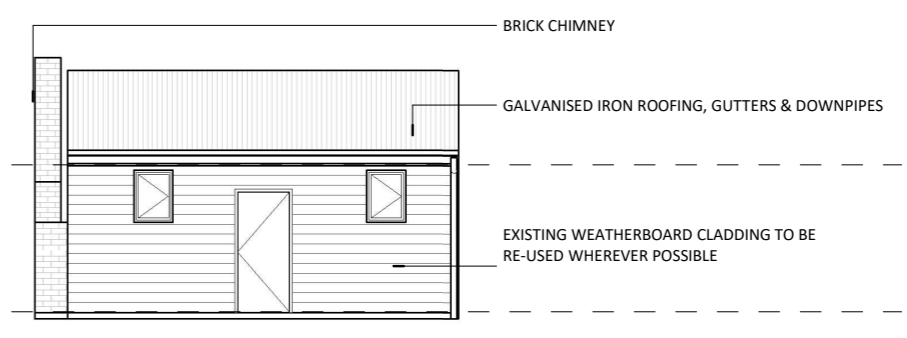
3 - RIGHT ELEVATION

1 : 100



4 - REAR ELEVATION

1 : 100

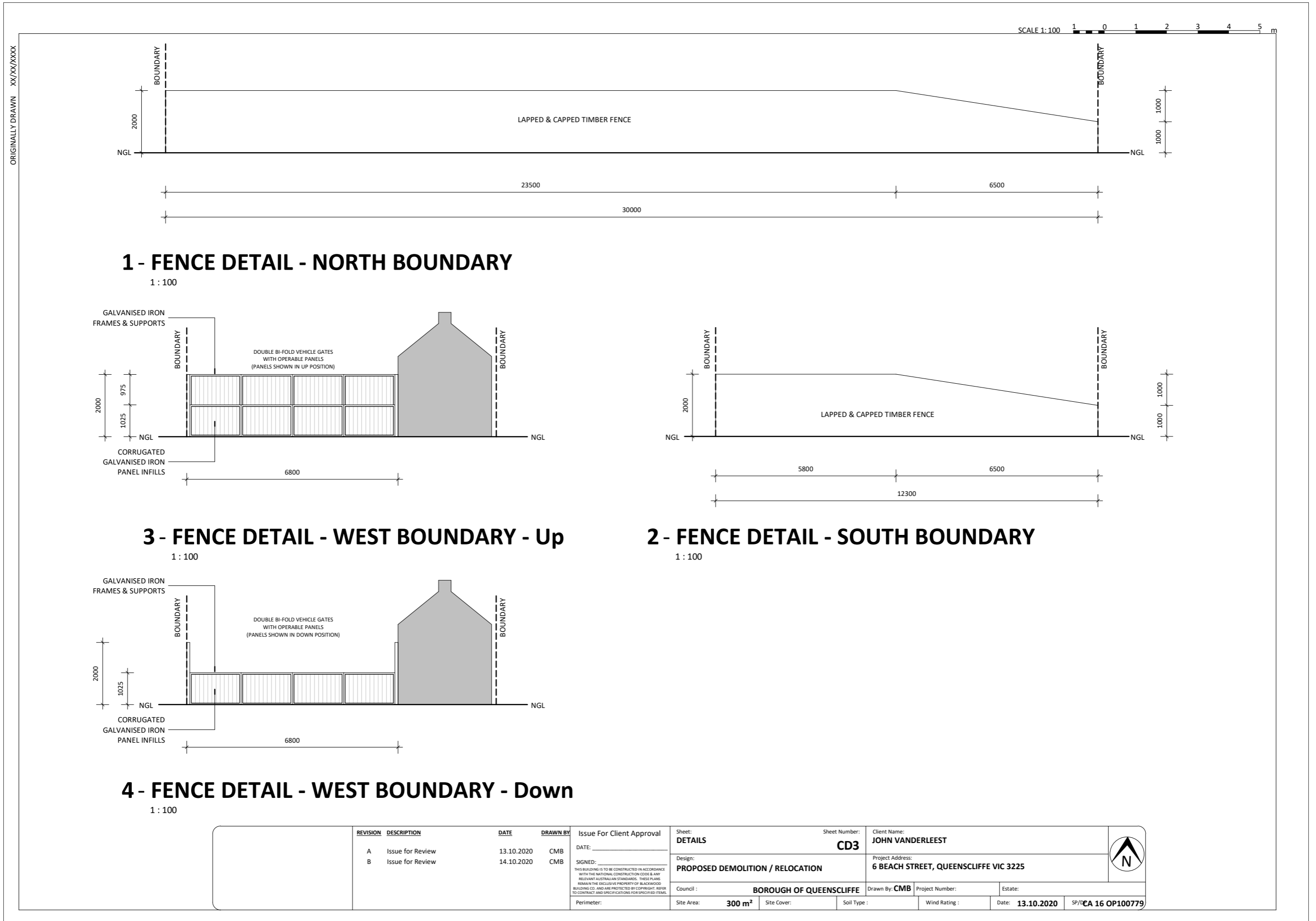


5 - LEFT ELEVATION

1 : 100

REVISION	DESCRIPTION	DATE	DRAWN BY	Issue For Client Approval	Sheet:	Sheet Number:	Client Name:				
A	Issue for Review	13.10.2020	CMB	DATE: _____	COTTAGE FLOOR PLAN / ELEVATIONS	CD2	JOHN VANDERLEEST				
B	Issue for Review	14.10.2020	CMB	SIGNED: _____	PROPOSED DEMOLITION / RELOCATION		Project Address: 6 BEACH STREET, QUEENSCLIFFE VIC 3225				
				<small>THIS BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE & ANY RELEVANT AUSTRALIAN STANDARDS. THESE PLANS REMAIN THE EXCLUSIVE PROPERTY OF BLACKWOOD BUILDING CO. AND ARE PROTECTED BY COPYRIGHT. REFER TO CONTRACT AND SPECIFICATIONS FOR SPECIFIED ITEMS.</small>	Council:	BOROUGH OF QUEENSCLIFFE	Drawn By: CMB	Project Number:	Estate:		
				Perimeter:	Site Area:	300 m²	Site Cover:	Soil Type:	Wind Rating:	Date: 13.10.2020	SP/DA 16 OP100779





RECEIVED

14 JUL 2020

BOROUGH OF QUEENSCLIFFE

JBA
John Briggs Architect
And Conservation Consultant
 331A Bay Street
 Port Melbourne 3207
 Mobile 0411 228 515
 Phone 9681 9924

HERITAGE ASSESSMENT

Place: 6 Beach Street, Queenscliff
 Date: 27 April 2020
 For: John Vanderleest

Introduction

This heritage assessment addresses the early cottage located on the north, side boundary of the property and at 6 Beach Street. Council in consultation with the Queenscliff Historical Museum have determined that the cottage was an early fisherman’s cottage of Edwardian or earlier origin.

A permit application for the demolition of the cottage had been made and Council has indicated that the application would be rejected. A proposal to relocate the cottage on the property with exposure to the Bay Street frontage is explored below with assessment of the impact this may have upon the heritage value of the building.



Fig. 1 - Aerial of the site, indicated by red pin with the former cottage along the north boundary (Google maps)

Context and Site Description

The site is the third property from the north in the row of properties extending between Beach Street and Bay Street. A description of the Fisherman’s Flat precinct is provide in the Citation for the precinct provided on the Victorian Heritage Database, as an extract of the 2009 Queenscliff Heritage Study by Lovell Chen that was an update of the 1982 study by Allom Lovell and Associates. The extract is copied below:

Heritage Assessment6 Beach Street, Queenscliff*Building type:*

The area has great uniformity in the scale and type of building. The predominant building type is timber-framed weatherboard and corrugated iron clad with a central front door and a window either side. The building shape is single and double gable or M roofed. Virtually all the buildings have been altered or adapted in some way with the improving lot of the fishermen, or the need to accommodate a larger family.

Extract from the 2009 study

The area is bounded by the south-east side of Hesse Street between Symonds Street and the railway line; the north side of Wharf Street between Hesse Street and the termination of Wharf Street; the south-east side of Beach Street; and the Creek and the north side of Bridge Street. The area is almost entirely residential and retains the bulk of the original subdivision by the Crown Lands Department. Blocks on both sides of Bay Street are effectively double fronted as they extend through to the adjoining streets. In several instances this has resulted in large outbuildings, including garages, and separate dwellings at the rear of these sites.

The majority of the existing buildings were built between the 1870s and the 1940s (with relatively few post WWII buildings). The building stock in the area has a relatively high level of uniformity in terms of scale and type of building. Houses are generally single storey timber-framed weatherboard residences with corrugated metal clad roofs. Predominant roof forms include single or double gables (oriented parallel to the street), or simple hipped forms, and brick chimneys (rendered or otherwise). The residences are generally of simple design, with front facades typically comprising an entrance with timber framed sash windows to either side and front verandahs (generally non-original), often with Federation style timber friezes and/or brackets. These forms are varied in the interwar residences, however these too tend to adopt a relatively modest scale and simple forms when compared with others of a similar period.

Virtually all the buildings have been externally altered or adapted in some way, including the replacement or modification of fabric and the construction of additions. As noted above, the majority of the earlier residences (of the 1860s and 1870s) had timber verandahs (both with and without decoration) added in the late nineteenth or early twentieth century or in a later phase in the interwar period. Though it is difficult on brief inspection to determine the origins of the verandahs, many subsequently have been replaced or modified. The post-WWII period also saw the introduction of modern cladding materials to walls, including fake brick skins and veneers; and the replacement of traditional roofing materials with concrete tiles. These works have detracted from the presentation of these buildings and have distorted their origins. In some cases, front windows and doors have been modified or replaced in the twentieth century.

In terms of siting, there is a high level of consistency of setback from the street, and many properties have formal cottage style front gardens. Although almost certainly not original, several buildings have painted timber picket front fences; there are also other examples of wire fencing or low masonry walls. The relatively limited size of the blocks has restricted the level of significant vegetation within the area. However the grass verge between the road and the pavement has allowed for some areas of planting shrubbery. Parking is generally

Heritage Assessment

6 Beach Street, Queenscliff

The building is a simple weather board building that has been extended in length at the east end and has had a skillion addition constructed along its south side. At the west end is a chimney constructed on red brick with a single projecting course on course from the top. It is not clear that the chimney is original as it is engaged with the weatherboard wall rather than freestanding as are other early examples in the Flat. The building is not sited with any evident response to the subdivision pattern of 1856 other than being located along one side boundary with its wall to neighbour's rear courtyard. In the east wall the building has a double hung window and in the south wall adjacent to the addition the window is a replacement of an earlier window that had greater depth, as demonstrated by the weather board under the window which is an infill. The concrete paving is presently higher than the internal floor level with the floor structure and a wall base plates now decayed. Externally the age of the building is not evident other than in the suggestion of its humble scale, which is less wide in plan than the similar timber shed towards the rear of the neighbour at 8 Beach Street.



Fig. 4 – Former fisherman’s cottage as viewed from Bay Street over the rear fence and sheds



Fig. 5 – Former fisherman’s cottage as viewed from Bay Street

Heritage Assessment

6 Beach Street, Queenscliff

restricted to the road. However, there are some examples on the wider sites where garages or open carports have been added; usually set towards the rear of the main house.

The building that is subject to this assessment is not the primary house on the land. That building has its frontage to Beach Street and as a post war dwelling of no particular interest has been graded non-contributory to the heritage significance.



Fig. 2 – Beach Street frontage showing the non-contributory graded house (Google maps)

Behind the house, which has typical siting on the land, and its wall along the north, side boundary of the property, is the building to which Council is now seeking to attribute heritage significance.



Fig. 3 – Former fisherman’s cottage against the north side boundary behind the post war house

Significance

The property is located within the Heritage Overlay, HO1, the Fisherman’s Flat Urban Conservation Precinct. The Schedule to the Heritage Overlay, at Clause 43.01 shows that out building are also included under heritage controls within the precinct. The property was not graded in the 1980s and 2006 study and review and consideration of the building as a heritage asset has only emerged in response to its proposed demolition.

At present the building has little presence to the public domain, a condition that may explain the value of the property having been overlooked in previous studies and reviews of the area. As discussed above the Schedule to Clause 43.01 activates heritage controls over outbuildings in the Precinct but does not extend to internal controls.

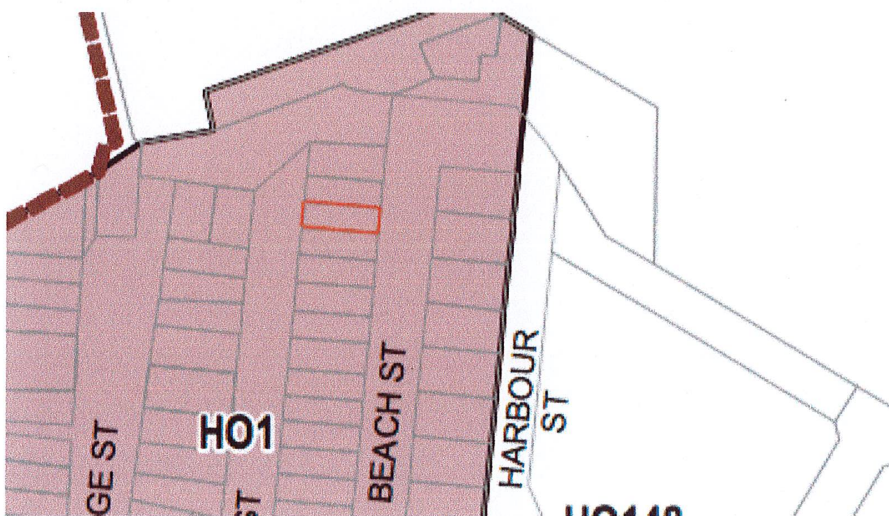


Fig. 5 – Extract of the Queenscliffe Planning Scheme Heritage Overlay map with property in red

Last updated on October 1, 1982 the Statement of Significance as recorded under the Queenscliff Heritage Study 2009 is copied below:

What is significant?

The Fisherman's Flat precinct is significant for its residential building stock, comprising modest fishermen's residences ranging in date from the 1860s and 1870s through to the c.1940s, as well as for its relatively intact subdivision pattern.

Specific significant and contributory buildings within the precinct are identified in the attached schedule.

How is it significant?

This precinct is of historical and aesthetic significance to the Borough of Queenscliffe.

Why is it significant?

The Fishermen's Flat Precinct is historically important as a defined area of the Queenscliff township specifically reserved by the Crown in the 1850s for development as fishermen's residences. Until the 1950s the allotments

Heritage Assessment6 Beach Street, Queenscliffe

were all leased from the Crown Lands Department. The largely intact subdivisional layouts date back to 1856 when the Department surveyed the area and - with its dual frontage arrangements - is distinct from the layout of the broader township. The precinct clearly demonstrates the physical and social separation that existed in the nineteenth century between the fishing community and other residents and visitors to Queenscliff and its siting, on low-lying land near the harbour, is also demonstrative of this divide. Despite modifications, many of the fishermen's residences are still broadly intact externally and though modest in their form and fabric, provide a valuable insight into the lives of a community of great importance in the history of the township of Queenscliffe and the Borough as a whole.

The Fishermen's Flat precinct is of significance for its strong historical association with the fishing community in Queenscliff.

While the buildings themselves are simple and modest with no architectural pretension, the precinct as a whole has a particular visual quality that derives from its wide streets, unusual subdivisional pattern, the consistency of scale, form, siting and materials, and the simplicity of detailing of its building stock. The area retains a strong sense of cohesion from the scale and massing of the buildings as well as in the general simplicity of form and detail.

The description of the precinct and its significance as set out above make it clear that the value of the place is as appreciated and experienced from the public domain. Even were the subject building found to be amongst the more early of the surviving cottages, this is not a building that will be considered to have heritage significance as it presents to its private realm, requiring inspection from within the property for its significance to be appreciated.

Heritage Controls

The local heritage policy that applies to the site, located with in HO1, is that at Clause 22.02. Under the clause are general provisions that are to similar effect as the Decisions Guidelines of Clause 43.01-8, Heritage Overlay. The general objectives and policy that are relevant to the subject site and proposed relocation of the building is cited below:

General Objectives

- *To recognise, conserve and enhance buildings, sites, works, trees, objects, streetscapes, precincts and settings in the Borough identified as having architectural, cultural or historic significance.*
- *To ensure the continued aesthetic, historic, scientific or social value of the Borough's heritage places for past, present and future generations.*
- *To recognise the existing significance, character and appearance of heritage places and the contribution to the architectural or historical character and appearance of the locality.*
- *To ensure that an appropriate setting and context for heritage places is maintained.*

Heritage Assessment6 Beach Street, Queenscliff*General Policy*

Before deciding on an application to use or develop land, including for buildings or works to be demolished, removed, altered or constructed, the responsible authority will consider, as appropriate:

- The heritage and cultural significance of buildings, sites, works, trees, objects, streetscapes, precincts and settings included in the Heritage Overlay, including the contributory elements.*
- The existing character and appearance of the heritage place and the contribution of the heritage place to the architectural or historical character and appearance of the locality.*
- The potential impact of a proposal, including the design, building materials, colours and general appearance, on the heritage values and architectural or historical character or appearance of the existing heritage place or site and/or on its setting and area.*

Particular objectives and policy are provided for at Clause 22.02-1 for the Fisherman's Flat Urban Conservation Precinct, included in Heritage Overlay Schedule 1 and are copied below with section of particular relevance to the subject property underlined:

Objectives

To maintain and enhance the character of the area as a fishing village set apart from the main town centre. To retain the general uniformity in scale and massing of the buildings.

To retain the locally unique subdivision pattern, with dual access to many properties.

To encourage the use of the traditional building materials of the area, being timber weatherboard walls, timber-framed windows, corrugated iron roofs and brick chimneys.

To facilitate and safeguard pedestrian movements within the area and particularly the wharf area.

To ensure that the frontage setback of buildings is consistent with the dominant setback of adjoining buildings. To maintain traditional fencing in the area, such as low pickets, capped corrugated iron or twisted wire, and for new fencing to buildings, encourage the use of the traditional materials and construction techniques.

To discourage vehicular traffic movements, particularly heavy vehicles, through the area.

To encourage use of the traditional building design of the area, which include narrow eaves, gable roofs, verandahs, vertical rectangular windows and unbroken facades.

To retain the historic integrity of the area in any replanting program.

Policy

It is policy that:

The policy objectives are considered in the assessment of any planning permit application.

Subdivision of land will be discouraged, except to realign the boundary between lots.

Heritage Assessment6 Beach Street, Queenscliff

Preference will be given to buildings that incorporate the following design characteristics:

- corrugated iron pitched roofs;*
- unbroken front facades and narrow eaves;*
- vertical rectangular timber-framed windows;*
- horizontal timber weatherboard cladding;*
- timber verandahs;*
- traditional fencing materials and construction techniques.*

In carrying out buildings and works, the following will apply:

- The frontage setback should be the same as the setbacks of adjacent buildings, or if these are different, the setback may be between the setbacks of adjacent buildings;*
- The width of the façade of a dwelling should not be greater than 10 metres;*
- buildings must not exceed one storey;*
- the highest point of the roof of a building must not be greater than the highest adjacent building; and*
- fences should not exceed:*
 - for the frontage – 1300 mm;*
 - for side, rear or for vacant land – 2000 mm.*

For proposals that seek to vary the policy requirements, the responsible authority will consider as appropriate, the extent to which it can be verified by photographic or other historical evidence that an equivalent structure once existed on the site.

Proposal

The demolition of the building has been reconsidered in the light of heritage advice regarding the heritage value and likely age of the cottage. To enable the land to be effectively utilized it is instead proposed to demolish the existing cream brick fronted garage, and relocate the former fisherman's cottage to that location on the land. This would require the chimney to be reconstructed with the cottage on the south side. The gable end would be presented to Bay Street with the existing double hung window although the extension of the buildings would also be removed and made good. The relocation of the building would involve the removal of the modern internal lining and afford the opportunity to properly investigate the structure. The floor of the building is presently slightly lower the ground level with the original floor structure likely to have consisted on bearers or joist directly on the sand. With the relocation, the floor structure and base plates of the building that are beyond recovery would be replaced. This would require the building to be lifted from its currently level to accommodate an appropriate floor and lower wall structure, along with addressing door heights. The

Heritage Assessment6 Beach Street, Queenscliff

works to the building would also provide an opportunity to address the wall on the boundary susceptible to fire.

Discussion

It seems likely that the building has previously been relocated on the site to its current location, possibly to enable the construction of the house at the front of property. It seems unlikely that, if the original dwelling on the land, a building of only a single room width would have been located with its rear wall onto the neighbours land and facing across the block with two windows. As the subdivision was undertaken in 1856, well before the cottage, the location for the cottage would have been chosen with awareness of the site boundaries. The location of the cottage suggests that it was either moved to the current location for use as a secondary out-building upon the construction of the house at the front of the land or was constructed as a secondary building to an earlier house much as there is a shed of similar construction on the neighbouring land albeit without a chimney. It appears that this shed on the neighbours land was followed by further building between the shed and the house. It is anecdotally reported that these buildings were used as second dwelling on the property allowing the primary house to be rented to military personnel from the fort, reported as common in the area.

In any case, a characteristic of the precinct which is sought is to be retained is the unique subdivision pattern with maintenance of the uniformity of scale and historical scale. Located mid block the subject building makes such a limited contribution to the heritage value of this relatively small precinct that it has, until now, not been identified as having any heritage value. Whilst there is a general caution regarding relocation of buildings, and it is not a standard conservation practice, it is nonetheless entirely common practice for small timber buildings of this kind to be relocated. Given the location of this building has previously caused it to be overlooked for attribution of heritage status, it is a substantially better outcome to relocate the building closer to the street front where it can be appreciated from the public domain. There are few features of elements that are presently visible from the public realm and with relocation the former dwelling can be appropriately conserved rather than be an impediment on the land located so as to prevent extension of the house in an integrated manner.

There is in the local policy no discussion addressing the relocation of buildings in the general policy or the policy pertaining to the Fisherman's Flat precinct. The Heritage Overlay, Clause 43.01 is also silent on the issue of relocation of building other than addressing the potential impact of location upon significance. It is worth referencing the Burra Charter's Article 9 : Location which sets out the concerns regarding possible issues with location of heritage buildings:

9.1 The physical location of a place is part of its cultural significance. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other elements of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.

Heritage Assessment6 Beach Street, Queenscliff

9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

The Burra Charter is however formulated to address buildings and places that are found on the State heritage register and discretion has to be exercised in application to buildings and places that are contributory parts to a wider heritage place and are not individually of heritage value. There can be little doubt that, given there are only four roads in this small heritage place, the subject building was not simply not noticed but rather considered to be unimportant.

Heritage policy is not rules and is not mandatory but in all cases requires discretion. It is not appropriate for the Burra Charter to be interpreted as rules rather than recommendation, making relocation of a relatively marginal heritage building unacceptable. In this case the relocation of the former cottage so that it has greater exposure to the public realm will ensure the building is conserved rather than falling further into dereliction. It presently has no use and has the liability of requiring substantial repair particularly where in contact with the ground. Whilst the subject building is not under direct risk, as an impediment to the development of the main house there is little to recommend the building for the work needed for its long term conservation. Whilst not "the sole practical means of ensuring its survival" the relocation of the building would ensure the remediation that is needed, including serviceable floor structure, if it is to have any continuing use and have a value, not only as viewed from the public domain, but also to the property owner rather than being an impediment.

There is no evident reason to consider that the particular location of this building on the property has any importance to the identity of any identifiable community of people. Whilst there is support for now keeping the building in its current location and opposition to its demolition, it is not evident that the building has been at any previous time identified as a heritage entity. The use of the qualification "generally" in Article 9 of the Burra Charter is important in referencing discretion back to the basis of the heritage value of the entity to be moved. In this case, with appropriate conditions to ensure the move is safely conducted and conservation works are undertaken, the public appreciation of the building and its contribution to the Fisherman's Flat precinct will only be enhanced. It is also the case that if the former cottage was to be retained in the existing location it would either be further hidden from public view if the rear of the property was to be developed, or prevent development of the property.

The existing location of the cottage is not evidently its original location. The proposed location is equally appropriate as that of the present position, particularly if it is accepted that the cottage is likely to have been previously moved either on the site, or perhaps from some other site. As the heritage value of the cottage is sufficiently low to have been overlooked since 1982 and as the property is presently only partially visible it remains unclear what about the present location of the former cottage may be of particular heritage importance, what is demonstrated by its location, or for whom the location is important. Whilst there is appropriate caution to be exercised in considering the relocation of heritage buildings the critical issue is of the heritage value contributed by the entity. In this case the option for relocation of the former cottage to

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provide greater exposure of its character and appearance in the public will also enable the house on the land to be extended in a reasonable manner.

Conclusion

In my assessment there remains a substantial question over the extent of heritage value that can be attributed to the former cottage that is largely hidden from the public domain in the centre of a property. The building displays some aspects of character and appearance of the dwellings for which the precinct has heritage value and can be considered to contribute, if marginally to that value. The fact that the building was not previously identified can only be taken as demonstration of the marginal contribution that the former cottage makes to the significance of the precinct. As the building has for many years been unrecognized it is also clear that the demolition of the building could not be considered to have any impact on the heritage value of the precinct as a whole.

The proposal to relocate the former cottage to the position of the existing garage and to conserve the building in that location would enhance its contribution to the appreciation of the heritage character and appearance of Fisherman's Flat. As an original building there would be no confusion presented regarding its authenticity and to ensure no person is misled regarding the location a permit condition can be applied requiring appropriate interpretation on the building in a durable medium. With a permit condition also requiring methodology for the conservation works to the cottage to be submitted to Council for endorsement prior to commencement of the relocation works there would be no evident detriment to the heritage value of either the building or of the wider heritage place.

Accordingly it is my recommendation that relocation of the cottage is supported as the best method of ensuring the building is conserved over the long term.



John Briggs

John Briggs Architects Pty Ltd

Borough of Queenscliffe Heritage Assessment

Provided by Dr David Rowe
Authentic Heritage Services Pty Ltd



Title of Heritage Place: Outbuilding
Address: 6 Beach Street, Queenscliff (HO1)
Planning Application No.: Pre-application
Date: 10 June 2020
Planner: Brydon King
Proposal: Partial demolition and relocation of outbuilding

Brydon,

Thank you for the opportunity to provide comment on the proposed partial demolition and relocation (on the same site) of the outbuilding at the rear of 6 Beach Street, Queenscliff. I have reviewed the Queenscliffe Urban Conservation Study by Allom Lovell and Associates (1984), Queenscliffe Heritage Study by Lovell Chen (2009), assessment by Justin Francis, Borough of Queenscliffe Heritage Advisor (October 2019) and the Heritage Assessment by John Briggs Architect and Conservation Consultant (April 2020). I have also carried out historical research based on available material from this office and online. I provide the following comments:

1.0 Heritage Status of the Outbuilding

The gabled timber outbuilding at the rear of 6 Beach Street has not been identified as a key building in the Queenscliffe Urban Conservation Study (1984) and has been overlooked in the Queenscliffe Heritage Study (2009). This latter study identified the dwelling on the site (named 'Laganas') as being non-contributory to the Fishermen's Flat Heritage Precinct HO1. The statement of significance for this precinct in the Queenscliffe Heritage Study reads:

What is significant?

The Fisherman's Flat precinct is significant for its residential building stock, comprising modest fishermen's residences ranging in date from the 1860s and 1870s through to the c.1940s, as well as for its relatively intact subdivision pattern. Specific significant and contributory buildings within the precinct are identified in the attached schedule.

How is it significant?

This precinct is of historical and aesthetic significance to the Borough of Queenscliffe.

Why is it significant?

The Fishermen's Flat Precinct is historically important as a defined area of the Queenscliff township specifically reserved by the Crown in the 1850s for development as fishermen's residences. Until the 1950s the allotments were all leased from the Crown Lands Department. The largely intact subdivisional layouts date back to 1856 when the Department surveyed the area and - with its dual frontage arrangements - is distinct from the layout of the broader township. The precinct clearly demonstrates the physical and social separation that existed in the nineteenth century between the fishing community and other residents and visitors to Queenscliff and its siting, on low-lying land near the harbour, is also demonstrative of this divide. Despite modifications, many of the fishermen's residences are still broadly intact externally and though modest in their form and fabric,

provide a valuable insight into the lives of a community of great importance in the history of the township of Queenscliffe and the Borough as a whole.

The Fishermen's Flat precinct is of significance for its strong historical association with the fishing community in Queenscliff.

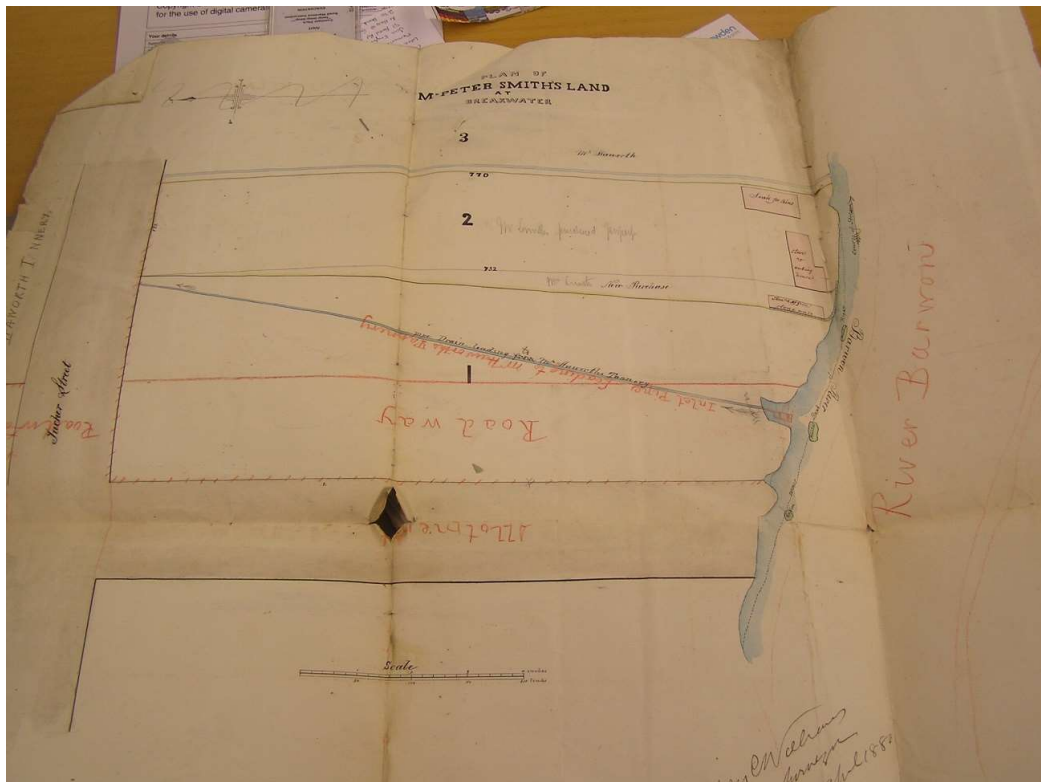
While the buildings themselves are simple and modest with no architectural pretension, the precinct as a whole has a particular visual quality that derives from its wide streets, unusual subdivisional pattern, the consistency of scale, form, siting and materials, and the simplicity of detailing of its building stock. The area retains a strong sense of cohesion from the scale and massing of the buildings as well as in the general simplicity of form and detail.

The Queenscliffe Heritage Study does not give construction dates and owners of all the properties in the heritage area. In particular, the Study states:

Detailed information relating to specific buildings on the Flat is virtually impossible to collect because the buildings were not identified individually in the rate books, and no information on individual buildings is held by the Crown Lands Department.

This is not entirely the case. The statement in the Queenscliffe Heritage Study was made before digitised newspapers and more sophisticated online catalogues for repository websites were widely available.

Available extracts from the historic Borough of Queenscliffe Rate Books held at the Geelong Heritage Centre (and presumably the Queenscliffe Historical Museum) list the occupiers of the fishermen's cottages at Fishermen's Flat from the 19th century (see later section for further details). The Public Record Office Victoria (North Melbourne) also holds Land Selection and Correspondence Files for Fishermen's Flat under VPRS 5357. This includes files for allotment 16 of Section 4a (6 Beach Street) dated 1890-1975 (VPRS 5357/P0 Unit 1615, item 2532/138) and correspondence with the occupier of 6 Beach Street in 1902, Job Locke (VPRS 5357/P0, Unit 506, item 1505/145). These files are highly valuable in giving information of the history of the leasehold and they often include plans. While these files have not been digitised and are therefore currently not accessible due to COVID-19 restrictions (digital copies can be ordered), the following plan of the industrial land of Peter Smith at Breakwater, Geelong, in 1881 gives an example of some of the anticipated information the correspondence files for Fishermen's Flat might hold:



Plan of Mr Peter Smith's Land at Breakwater, 1881. Source: VPRS 5357 Unit 364 Public Record Office Victoria

Other historical maps and plans and additional documentation is available online which is directly relevant to the historic evolution of the Fishermen's Flat Heritage Precinct. Some of this information is given later.

2.0 Documentation by Others

Justin Francis, former Heritage Advisor, October 2019

Oral evidence from Audrey Golightly (nee Johnson), daughter of a former occupier of 6 Beach Street, is outlined and which gives revealing information about the development of the site:

Audrey Golightly outlined how:

She was born Audrey Johnson in 1932, her parents were Norman and Eileen and her grandfather was August Edward Johnson. The men were fishermen. She and her younger brother William grew up in the small cottage at the back of No 6. She said her mother used to let out the 'front house' to people from Ballarat. She said lots of families on the Flat did the same. She was not certain how old the little back cottage is, but it was well established by the time she was born. When she was about 15yrs old and the family had outgrown the back cottage they moved into the front house.

The former Heritage Advisor found that:

- This structure is already protruding into his neighbours allotment by approximately 100mm, and any further intrusion, vis-à-vis some form of fire-proofing, through possibly a brick wall on its northern side, he believed would not be acceptable to his neighbours, and
- For this structure to remain a habitable building he further believed he would have to raise its roof by another 300 (?)mm to meet acceptable door and window height requirements.

The former Heritage Advisor also concluded that the outbuilding 'is an early fisherman's cottage and a minimum of approximately 90 years old.' He notes the limited number of these structures in an intact state and recommended that the outbuilding is retained in its existing location at 6 Beach Street.

John Briggs, Architect & Conservation Consultant, April 2020

The report by John Briggs includes the following statements relevant to this assessment:

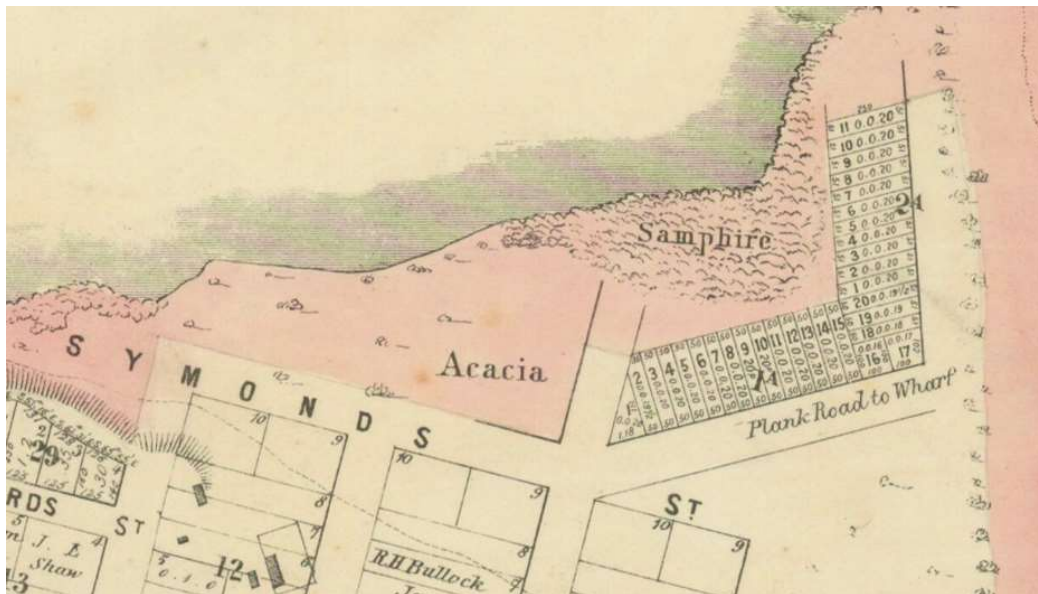
- The building is not sited with any evident response to the subdivision pattern of 1856 other than being located along one side boundary with its wall to neighbour's rear courtyard. It seems likely that the building has previously been relocated.
- Externally the age of the building is not evident other than in the suggestion of its humble scale, which is less wide in plan than the similar timber shed towards the rear of the neighbour at 8 Beach Street.
- It is not clear that the chimney is original as it is engaged with the weatherboard wall rather than freestanding as are other early examples in the Flat.
- Relocation of the outbuilding will require the replacement floor structure and base plates, alteration of door height and reconstruction of the chimney.
- A characteristic of the precinct which is sought is to be retain [sic.] is the unique subdivision pattern with maintenance of the uniformity of scale and historical scale. Located mid block the subject building makes such a limited contribution to the heritage value of this relatively small precinct that it has, until now, not been identified as having any heritage value.
- Given the location of this building has previously caused it to be overlooked for attribution of heritage status, it is a substantially better outcome to relocate thye building closer to the street front where it can be appreciated from the public domain.
- The Australia ICOMOS Burra Charter gives principles about the location of heritage buildings at Article 9.

3.0 Historical Background: Fishermen's Flat and 6 Beach Street

Fishermen's Flat

Thirty-one allotments were first laid out at the northern end of the Queenscliff township by A.J. Skene on 17 February 1856.¹ Comprising Crown Sections 1A and 2A, a number were soon occupied by local fishermen under lease.

1 A.J. Skene, Plan of Queenscliff, Parish of Paywit, Country of Grant, 17 February 1856, State Library of Victoria.



A.J. Skene, Plan of the Township of Queenscliff showing allotments at Sections 1A and 2A at the north end of the township, 17 February 1856. Source: State Library of Victoria.

By 1864, approximately 40 fishermen had taken up land at Fishermen's Flat.² A meeting was held by the Queenscliff Borough Council to discuss the need for surveying the land occupied by the fishermen. As reported in the *Geelong Advertiser*:

The first subject discussed was the indiscriminate manner in which the fishermen (who are getting very numerous) were allowed to squat on or occupy the lands so that the flat will soon be strewed with their huts without any regularity. It was resolved that the Commissioner of Crown Lands be advised on the matter, and that he be requested to send a surveyor to mark out a block of land for the fishermen.³

In 1878, the fishermen petitioned the Lands Department to acquire the Crown grants of the residence sites they occupied.⁴ Impetus had come from the impending construction of the Geelong to Queenscliff Railway line,⁵ the terminus and station being proposed on reserved land leased to several fishermen. The potential displacement of the fishermen's huts caused heated debate within the town. Crown grant holders at the northern end of Queenscliff resented the proposal to relocate the fishermen on other parts of the reserve. As highlighted in *The Argus* in April 1879:

Any encroachment on the public reserves, on whatever pretence it may be made, should be strenuously resisted. Land set apart for purposes of recreation is the common possession of all, and to attempt to devote it to purposes of a different kind is an infringement of rights which cannot be tamely submitted to. We are not surprised, therefore, at the indignation which has been excited amongst the Queenscliff people at the proposal to hand over a portion of the recreation reserve to the fishermen who have been displaced by the railway. This reserve has been set apart for years, and is the favourite resort not only of the townspeople but of hundreds of visitors from Melbourne and elsewhere. A part of the ground is now to be taken away and the appearance of the whole

2 *Geelong Advertiser*, 20 January 1864, p.2 & *The Argus*, 26 March 1878, p.7.

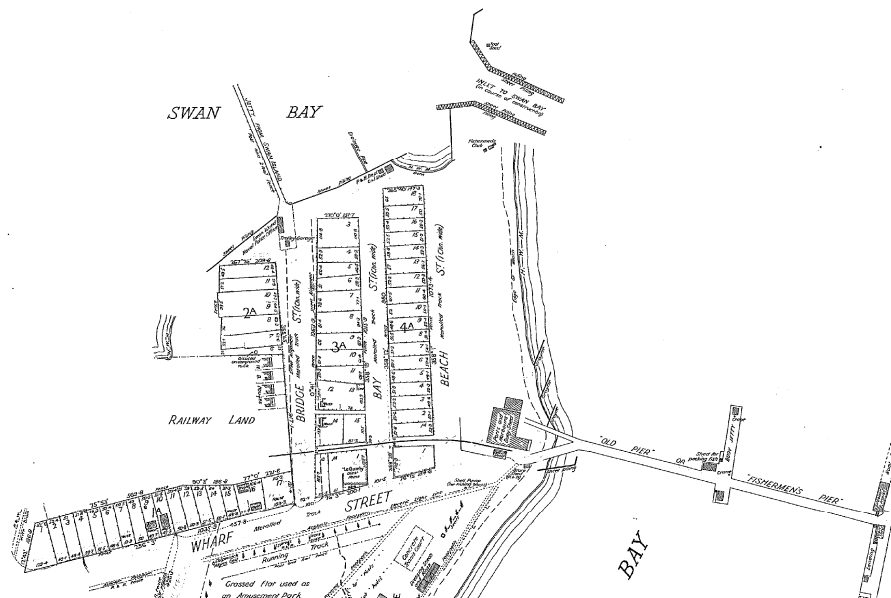
3 *Geelong Advertiser*, 20 January 1864, p.2.

4 *The Argus*, 26 March 1878, p.7.

5 *Victoria Government Gazette*, 13 September 1878, p.2254, advertised the first contract for the construction of the railway line.

resolve spoilt by placing on it a number of fishermen's huts, with their accompanying paraphernalia of nets and what not. The right of property are also invaded. Land fronting the reserve has been sold at a high price – as much as £600 having been given for a single allotment – on account of the advantages of the situation, but if the reserve is destroyed in this manner, investors who laid out their money trusting to the observance of good faith by the state will suffer material loss from the depreciation which must inevitably take place in the value of their possessions.⁶

Such was the local antagonism that a poll of the ratepayers was held in October 1879 to determine whether the fishermen's residences be moved to the Wharf Street or placed in the Reserve.⁷ The majority voted for a relocation to Wharf Street but the vote was close.⁸ The original Crown Section 2A of the Township plan was altered, with allotments excised as part of the railway reserve⁹. These allotments fronted Bridge Street (earlier named Fish Street).¹⁰ In 1879, two new Crown Sections were surveyed with access from Wharf Street, with allotments comprising Section 3A having frontages to Bay Street and allotments in Section 4A having frontages to Beach Street.



Part Plan of Parks & Foreshore showing Improvement, Town of Queenscliff, 1936.

Source: Put-away plan, Q34E-001, Landata online.

Four fishermen's cottages had been completed in Beach Street by 1880.¹¹ Modest gabled, weatherboard homes, the uniformity afforded to several of the dwellings appears to have emanated from the Minister for the Department of Lands commissioning an architect to prepare a standard design.¹² In the ensuing years, a number of cottages were built in these new streets, including Beach Street, although it seems that the allotment at 6 Beach Street remained vacant throughout this decade.

6 *The Argus*, 15 April 1879, p.4.

7 *Geelong Advertiser*, 23 October 1879, p.3.

8 *Ibid.*, 27 October 1879, p.3.

9 See Township of Queenscliff Put-away Plan, Q34-3, variously dated, Landata online at <https://www.landata.vic.gov.au/>

10 W.J. Morrow, 'Streets of Geelong', unpublished manuscript, n.d., Geelong Heritage Centre collection.

11 *Geelong Advertiser*, *op.cit.*

12 *Ibid.*, 31 October 1879, p.2.



F. Kruger, Swan Bay, 1880s, showing Fishermen's Flat. The approximate location of 6 Beach Street (vacant land) is shown circled. Source: Accession no. 1997.26, National Gallery of Victoria, Melbourne, Gift of Mrs J. Boddington, 1997.

6 Beach Street

The first record of a dwelling at 6 Beach Street (comprising allotment 16 of Section 4A) was in 1891 when Robert Shanghai (1852-1904) was listed with a dwelling on this site with a net annual value of £2.¹³ Born at On Su, China, Shanghai became an Able Seaman, being registered in Jersey, Channel Islands, United Kingdom in 1874.¹⁴ He served on the *Fluer de Maurice* in 1875.¹⁵ By the 1880s, he was resident at Portsea, Victoria.¹⁶ Around 1890, he relocated to Queenscliff with his wife, Mary Donovan.¹⁷ There, he was a cook on a pilot schooner.¹⁸ Shanghai's long periods at sea brought about the end of his marriage to Mary Donovan in 1895.¹⁹ By 1897, it seems Shanghai resided at 6 Beach Street with Job and Selina Rose (Dot) Locke as Job Locke was listed as the leaseholder at this time.²⁰ Locke was the son of Frederick Locke of Portarlington, and one of ten children, three of which were fishermen.²¹ In 1901, the net annual value of the property had doubled to £4.²² This might suggest the existing outbuilding was relocated to the rear of the site as accommodation for Shanghai given Locke's growing family (the second child of Job and Selina Locke was born in 1900).²³ Land correspondence records held at the Public Record Office Victoria might confirm (or counter) this but Shanghai remained resident at 6 Beach

13 Borough of Queenscliffe Rate Book, entry 402a, 1891, Geelong Heritage Centre collection.

14 R. Shanghai, Divorce case file, 1894, VPRS 283/P1 Unit 85, Public Record Office Victoria & Register of Seamen's Discharges, Mutual Release, Report of Character, &c., 1874-75, State Records Authority of New South Wales, Ancestry online at <https://www.ancestry.com.au>

15 Register of Seamen's Discharges, op.cit.

16 *The Argus*, 10 May 1895, p.6.

17 *Ibid.*

18 *Ibid.*

19 *Ibid.*

20 R. Shanghai, Will, Probate Administration files, 1904, VPRS 7591/P2 Unit 366, Public Record Office Victoria. The *Electoral Roll* for 1903, Ancestry online op.cit. and the Victorian Birth, Deaths & Marriages Indexes online at <https://www.bdm.vic.gov.au/> gave the name of the wife of Job Locke as Selina Rose Locke, not Dot Locke. See also Borough of Queenscliffe Rate Book, op.cit., entry 398, 1897.

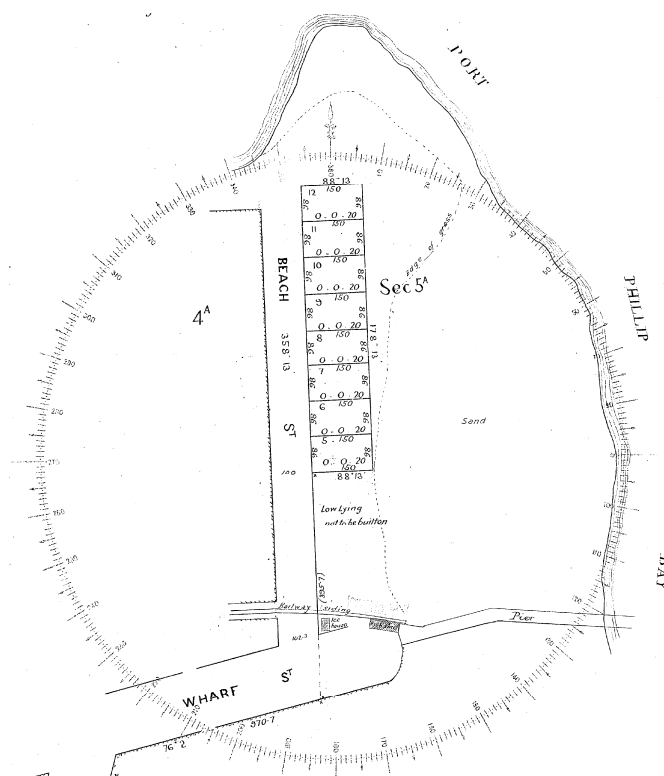
21 See F. Locke, Will, 1908, VPRS 28/P0 Unit 901, Public Record Office Victoria & Electoral Roll, 1903, op.cit.

22 Borough of Queenscliffe Rate Book, entry 402, 1901, op.cit.

23 Victorian Births, Deaths & Marriages Indexes, op.cit.

Street until his death in 1904. He bequeathed his personal estate to Job Locke.²⁴ Selina (Dot) Locke acted as Executrix.²⁵

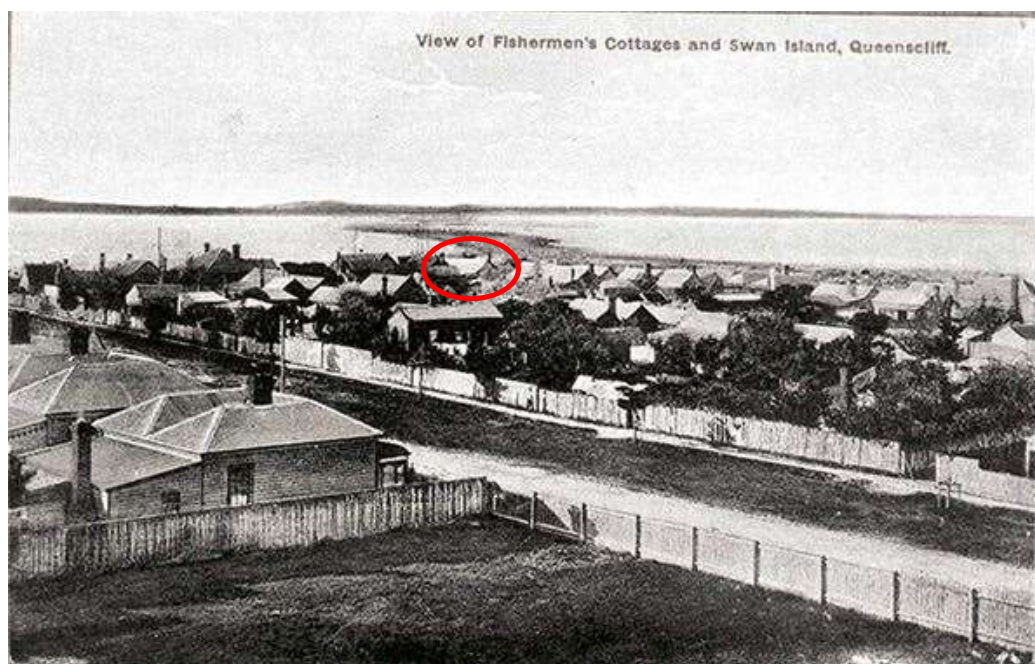
In 1906, Job Locke’s brother, George, acquired the lease to the adjoining property at 4 Beach Street.²⁶ A further subdivision east of Beach Street was carried out in 1907 with the laying out of allotments comprising Section 5A with access from Beach Street (and with a frontage to Harbour Street today).²⁷



Part Plan of Queenscliff, Parish of Paywit, County of Grant, 1907.
Source: Put-away plan, Q31-002, Landata online.

By 1912, the property at 6 Beach Street had formed one of several modest, largely gabled dwellings that characterised Fishermen’s Flat.

24 Shanghai, op.cit.
 25 Ibid. See also Probate Administration files, VPRS 28/P0 Unit 1192 & VPRS 28/P2 Unit 697.
 26 Electoral Roll, 1906, Ancestry online, op.cit.
 27 Plan of Queenscliff, Parish of Paywit, County of Grant showing proposed Section 5A, 1907, put-away plan G31-002, Landata online, op.cit.



View of Fisherman's Cottages looking north-east, 1912, with approximate location of the rear of 6 Beach Street circled. Source: Queenscliffe Historical Museum online.

In 1913, the lease to 6 Beach Street was transferred to Augustus E. Johnson, a fisherman and son of Peter and Mary (nee Nelson) Johnson.²⁸ He named the property 'Sea View'.²⁹ In 1932-33, Johnson relocated to 'Nyora' in Wharf Street and 'Sea View' at 6 Beach Street was leased to Augustus' son, Norman E. Johnson, fisherman.³⁰ Norman was born in Queenscliff in 1907.³¹ It seems that Johnson had any original cottage fronting Beach Street demolished by 1959 as it was not shown on a survey plan of Fishermen's Flat at this time. Oddly, the existing outbuilding is also not shown on the plan. This plan gives the outlines of a number of detached sleep-outs of similar size in the rear yards. However, the outbuilding at 6 Beach Street is shown on a Queenscliffe Sewerage Authority Plan in October 1968, along with the existing dwelling and rear garage (the garage having no heritage value), and a water closet.

28 Victorian Births, Deaths & Marriages Indexes online, op.cit. & Borough of Queenscliffe Rate Book, op.cit., entry 430, 1913.

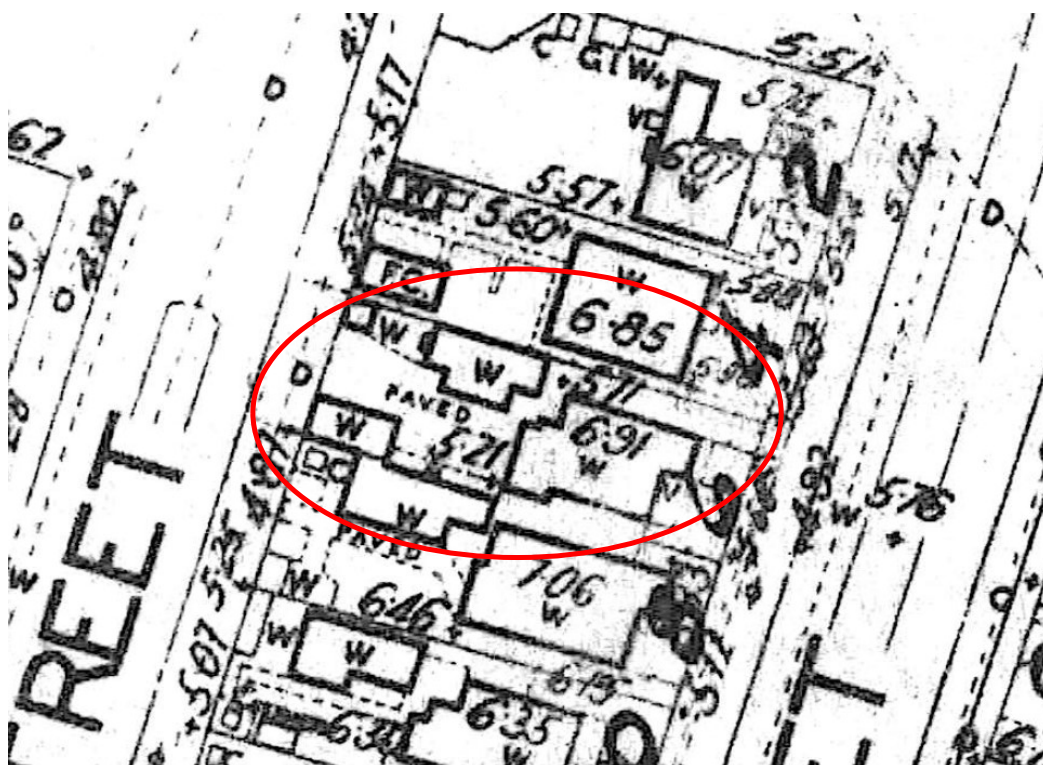
29 Ibid., entry 440, 1918, listed the 'Sea View' name for the first time.

30 Ibid., entry 503, 1932-33.

31 Victorian Births, Deaths & Marriages Indexes online op.cit.



D.S. Sparrow, Plan of Allotments, Township of Queenscliff, 1 April 1960, giving outlines of existing buildings (excluding allotment 16, 6 Beach Street). Source: VPRS 16171/P0001, Public Record Office Victoria.



Site plan of 6 Beach Street showing the existing outbuilding (circled).
Source: Queenscliffe Sewerage Authority Sheet 4, October 1968.

In 1974, Johnson acquired freehold Title of the property.³²

4.0 Discussion

The majority of the properties in Fishermen's Flat with frontages to Bridge, Bay and Beach Streets have associations with a subdivision in 1879, and not 1856 as suggested in the statement of significance for the Fishermen's Flat Heritage Precinct and which has been relied upon in Brigg's report. This comprises Sections 3A and 4A, with possibly the northern portion of Section 2A with a frontage to Bridge Street relating to the original subdivision of 1856. The allotments on the east side of Beach Street form part of a subdivision of 1907.

As suggested by Briggs, it is possible that the existing outbuilding was relocated to the site although the allotment has no associations with the neighbouring subdivision of 1856 as he asserts. It is known that Robert Shanghai occupied a dwelling on this site from 1891 and that joint occupation Shanghai, and the couple Job and Selina Locke (and their two children) in subsequent years might have been impetus for a dwelling to be built fronting Beach Street by 1901. The modest and rudimentary design and scale, and location of the outbuilding suggests it was relocated to the site but further historical research is required that may confirm this.

The external chimney being engaged with the weatherboards is another indication that the outbuilding may have been relocated. The majority of gabled cottages with street frontages having freestanding chimneys indicating that they were likely to have been built as part of the standard design offered by the Land Department from 1880 onwards. Originally, a uniform approach was proposed for the new dwellings.

³² Certificate of Title, vol. 9071, fol. 152, Landata online, op.cit.

The oral evidence from Audrey Golightly (as outlined in the Francis report) gives weight to the suggestion that the outbuilding was a secondary outbuilding to the site, the main dwelling (later replaced with the existing) having a frontage to Beach Street.

Given the possibility that the outbuilding at 6 Beach Street has previously been relocated, there is likely precedence for relocation. The apparent poor condition of the floor structure, together with the lack of fire-rating on the property boundary, are influential in reconciling the future viability of the structure. All parties are not in dispute about the need for repairs. At issue is whether relocation will have an adverse affect on the significance of the heritage place. In this case, the heritage place is the Fishermen's Flat Heritage Area. While not formally recognised as a significant contributor to the evolution and development of the heritage precinct, additional historical research has confirmed the oral information of Audrey Golightly and further highlighted its historical importance to the area as the early cottage of Robert Shanghai, a Chinese fisherman and former Able Seaman.

Retention of the outbuilding insitu poses some civil and building permit matters. From a heritage viewpoint, it will cause further alterations in the fabric to fire-rate the wall on the boundary and therefore undermine its integrity. Relocation to the other portion of the rear yard poses dangers to the structural integrity of the fabric being undermined yet the opportunity to repair and reconstruct to its early appearance. The Briggs report makes a valid argument in support of relocation based on Article 9 of the Australia ICOMOS Burra Charter. In particular, Article 9.1 indicates that "Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival." On balance, this is considered to be the case with this proposal. Article 9.2 states that "Some buildings, works or other elements of places were designed to be readily removable or already have a history of relocation." This too is the likely case with the outbuilding at 6 Beach Street. Thirdly, Article 9.3 states that "If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate use." The relocation to the other portion of the rear yard, and made more visible to public exposure accords with this aspect of the Burra Charter. Less clear is the proposed use and this should be clarified.

Additional available historical material might provide further evidence of the evolution and development of the Fishermen's Flat Heritage Area, confirming the provenance and heritage value of the outbuilding at 6 Beach Street, and highlighting additional significant fabric yet not realised.

5.0 Recommendations

It is recommended that the proposed relocation of the outbuilding at 6 Beach Street is supported subject to:

1. Provision of a relocation method statement on submitted plans outlining how the retained fabric will be safeguarded during and after relocation. Some of this information is already outlined in the Briggs report and could be expanded upon. It is the gabled form and associated fabric that has heritage interest, the skillion and other alterations and additions to be shown on a demolition plan.
2. The repair methods and construction for the outbuilding are documented. This includes the accurate reconstruction of the brick chimney using existing bricks. If the bricks are not in good condition, then replacement bricks of the same profile, colour and appearance should be used, and mortar should match existing – being of the same strength (composition/mix), texture and colour.

3. The proposed use to be given to the outbuilding is clarified to ensure its future viability.

It is also recommended that further historical research and physical analysis of Fishermen's Flat (including the site at 6 Beach Street) is carried out in the future that might add to a more informed understanding and appreciation of the history and significance of this heritage place, and the potential for a planning scheme amendment to further safeguard the fabric in the precinct.



Dr David Rowe
Director
10 June 2020

Borough of Queenscliffe Heritage Assessment

Provided by Dr David Rowe
Authentic Heritage Services Pty Ltd



Title of Heritage Place: Outbuilding

Address: 6 Beach Street, Queenscliff (HO1)

Planning Application No.: Not given

Date: 20 October 2020

Planner: Brydon King

Proposal: Partial demolition and relocation of outbuilding and fencing

Brydon,

Thank you for the opportunity to provide additional comment on the proposed partial demolition and relocation (on the same site) of the outbuilding at the rear of 6 Beach Street, Queenscliff, and the construction of fencing. This assessment should be read in conjunction with my assessment of 10 June 2020 which includes the statement of significance for the Fishermen's Flat Heritage Precinct HO1. I have reviewed the submitted drawings dated 13 October 2020, and the heritage assessment by John Briggs (dated 27 April 2020) that formed part of the consideration in my previous assessment. I provide the following comments.

Proposed Partial Demolition

The demolition involves the removal of:

- Boundary fencing from the front of the property along the northern and south sides of the dwelling.
- Rear shed west of the former fisherman's cottage.
- Addition to the fisherman's cottage (east end).
- Garage with skillion addition in the south-western corner of the site.

No adverse affect on the significance of the Fishermen's Flat Heritage Precinct should result from the removal of any of this fabric as is not has not been identified as significant fabric in the statement of significance for the heritage area, in the previous heritage studies for the heritage, and in my previous heritage assessment. In this regard, the proposed partial demolition accords with Clause 22.02 Heritage Policy and the relevant Decision Guidelines at Clause 43.01-8 of the Queenscliffe Planning Scheme.

Proposed Fencing and Gates

Timber fences (2m high) are proposed on the all of the northern boundary and the eastern part of the southern boundary. The fences are to be raked down to 1 m in height at the front boundary, the rakes extending 6.5 m into the site. The drawings state that the fences are to be "lapped and capped timber". The orientation of the lapping is not shown. No adverse affect on the significance of the heritage area should result from these fences are they are replacing similar fencing and this fence construction and timber prevails as side fencing in the heritage area. However, it is suggested that the timber is vertically oriented.

On the west boundary, 2m high bi-fold vehicular gates are proposed. These gates are to be constructed of timber framed operable panels, allow the upper panels to be folded down to

create a gate height of 1 m. The panels are to be constructed of vertically oriented corrugated galvanised iron. Given the variations in rear boundary fencing, gates and outbuildings to properties in Beach Street (the rear boundaries comprising the east side of Bay Street), and hence the lower order integrity of this part of the heritage area, no adverse affect on the significance, character and appearance the heritage place should result. The proposed gates are considered to align with Clause 22.02 Heritage Policy and the relevant Decision Guidelines at Clause 43.01-8 of the Queenscliffe Planning Scheme.

Proposed Relocation of the former Fisherman's Cottage

A basis for the support of the relocation is given in my previous assessment which recommended support this aspect of the proposal subject to:

1. Provision of a relocation method statement on submitted plans outlining how the retained fabric will be safeguarded during and after relocation. Some of this information is already outlined in the Briggs report and could be expanded upon. It is the gabled form and associated fabric that has heritage interest, the skillion and other alterations and additions to be shown on a demolition plan.
2. The repair methods and construction for the outbuilding are documented. This includes the accurate reconstruction of the brick chimney using existing bricks. If the bricks are not in good condition, then replacement bricks of the same profile, colour and appearance should be used, and mortar should match existing – being of the same strength (composition/mix), texture and colour.
3. The proposed use to be given to the outbuilding is clarified to ensure its future viability.

The submitted drawings show that the former cottage is to be re-oriented and relocated to the south-west corner of the site. The drawings indicate that the brick chimney is to be reconstructed but not details on how this is to be achieved have been provided. It is unclear whether the galvanised iron roof cladding is proposed or existing but nevertheless it is consistent with the character and era of the dwelling. The re-use of existing timber weatherboards for the principal (north) and east elevations should ensure the retention in the integrity and character of the dwelling. Replacement weatherboards in these locations should be of timber construction and matching profile. The southern wall cladding is proposed to be constructed in existing wall cladding subject to NCC classification. Similarly, this annotation is given for the west elevation facing Bay Street. For this west elevation, if the existing weatherboard cladding cannot be retained insitu, a solution that retains the existing outward appearance should be considered if possible. In particular, discussion with the Building Surveyor might involve the construction of a fire-rated sheeting as backing cladding to timber weatherboards clad on the exterior. This would maintain the existing character and construction of the cottage exposed to public view. This therefore is a lesser matter for consideration for the south elevation near the boundary where ongoing maintenance will not be possible.

It would appear that the existing windows are proposed to be retained. The openings appear to be original but the windows introduced. A small window is proposed in the gable end of the west (Bay Street) elevation. No documentary or physical evidence has been supplied indicating an opening in this location. If there is no existing window opening in this location, it is suggested that this not proceed.

Ultimately, the concept for proposed relocation is consistent with the expectations of my previous assessment. The methodology and details for achieving the relocation in accordance

with conservation principles, as outlined in recommendations 1 and 2 in my assessment of 10 June 2020 are yet to be provided. This documentation could be conditioned to the planning permit.

The proposed use for storage and workshop activities is consistent previous enduring uses and should have no adverse affect on the significance of the former cottage and this part of the heritage area.

Recommendations

It is recommended that the application is supported subject to:

1. The proposed northern and southern timber boundary fencing being vertically oriented.
2. The proposed window opening in the gable end is reconsidered if no window currently exists in this location and there is no evidence of a window in this location.
3. The relocation methodology and conservation works required as part of the relocation form a condition of the planning permit (as previously advised).
4. As part of the methodology and conservation works, the matter of fire-rating to meet the NCC is addressed. For the west (Bay Street) elevation at least, consideration of a fire-rated backing to timber weatherboard wall cladding might be an option for discussion with the Building Surveyor if the existing cladding does not meet NCC requirements.



Dr David Rowe
Heritage Advisor
20 October 2020