

## 3.2 HO451 Brown Avenue and Morphett Avenue, Ascot Vale Precinct

### 3.2.1 Overview of HO451

**Affected properties:** 1-33 & 2A-30

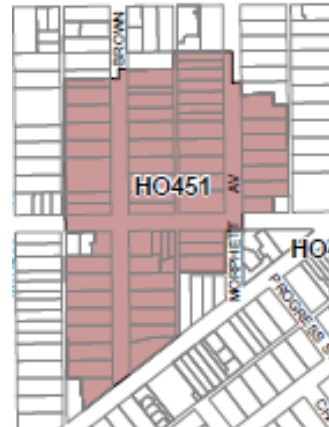
Brown Avenue, 1-29 & 2-14 Morphett Avenue,  
1, 1A, 1B & 1C James Street and 70 Charles  
Street, Ascot Vale

**Statement of Significance:** Brown Avenue and  
Morphett Avenue Precinct, May 2019 Statement  
of Significance

**Map No:** 14HO

**Number of submissions received which  
reference this precinct:**

17



**Key issue(s) raised in submissions:**

- 17 submitters object to the application of the HO451.
- Submitters #54, #68, #75, #94, #95, #96, #97, #99, #100, and #113 lodged identical submissions which object to the HO451 on the basis of general issues related to the whole of the proposed precinct, which are summarised as follows:
  - lack of intactness of the precinct as the precinct comprises a ‘mish mash’ of houses from the late 1800s to present day, resulting in no predominant style;
  - insufficient information on the heritage significance of the precinct in the exhibited Amendment documentation;
  - issues with the statement of significance.
- Submitters #55, #74 and #123 object to the HO451 and also raise general issues, which are summarised as follows:
  - lack of consistent heritage characteristics and style;
  - houses require improvements and the Heritage Overlay will prohibit demolition and construction of new buildings;
  - impact on development potential;
  - limitations on owners and occupiers.
- Submitters #67, #69, #74 and #122 object to the HO451 on the basis of the property specific issues as outlined below.
- Council’s response to the submission is included on page 58-73 of Attachment A to the Council Report of 25 August 2020.

3.3.2 Property specific submissions – HO451	
<b>Property:</b> 10 Brown Avenue, Ascot Vale	
<b>Amendment proposal:</b> Inclusion in HO451 Precinct on a permanent basis and graded as Contributory	
<b>Current heritage status:</b> Included in HO451 on an interim basis	
<b>Number of submissions received which reference this property:</b> 1	
<b>Key issue(s) raised in submission:</b>	
<ul style="list-style-type: none"><li>▪ Submitter #122 objects to the application of the HO451 to 10 Brown Avenue, Ascot Vale for the following reasons:<ul style="list-style-type: none"><li>○ the reasoning for applying the overlay as identified by the Statement of Significance, differs from the actual street outlay in Brown Avenue, particularly:<ul style="list-style-type: none"><li>▪ the houses are not predominately single storey dwellings;</li><li>▪ there is no uniformity of front and side setbacks;</li><li>▪ there is no consistency of low front fences.</li></ul></li><li>○ the submitter raises concerns that Statement of Significance identifies the kindergarten at 11 Brown Avenue, as the only building listed as significant in the HO451 Precinct, yet the whole street will be included in the overlay.</li></ul></li><li>▪ <u>10 Brown Avenue</u><ul style="list-style-type: none"><li>○ the submitter argues that as the property has been graded as contributory, it is not in and of itself significant and therefore does not warrant heritage status.</li><li>○ the submitter also notes that there have been significant changes to the property and it no longer retains the original features of the house. Changes include:<ul style="list-style-type: none"><li>▪ the original brick has been rendered;</li><li>▪ window awnings have been removed;</li><li>▪ timber roof features have been added;</li><li>▪ all front facing aluminium windows have been removed and replaced with reused timber windows;</li><li>▪ the fences have been altered; and</li><li>▪ a garage and undercover walkway have been added.</li></ul></li></ul></li></ul>	

### 3.3 HO452 Queens Avenue and Burton Crescent

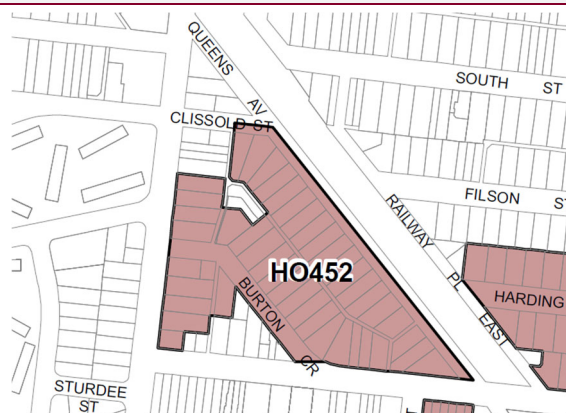
#### 3.3.1 Overview of HO452

**Affected properties:** 174-190 Ascot Vale Road, 2-20 & 15 & 17 Burton Crescent, 1-35 Queens Avenue, 1 Clissold Street and 70-76 Kent Street, Ascot Vale

**Statement of Significance:** Queens Avenue and Burton Crescent Precinct, May 2019 Statement of Significance

**Map No:** 15HO

**Number of submissions received which reference this precinct:** 3



#### Key issue(s) raised in submissions:

- Submitters #105, #107 and #121 object to the application of the HO452 on the basis of the property specific issues as outlined below.
- Council's response to the submission is included on page 73-78 of Attachment A to the Council Report of 25 August 2020.

**Property:** 182 Ascot Vale Road, Ascot Vale

**Amendment proposal:** Inclusion in HO452 Precinct on a permanent basis and graded as Contributory

**Current heritage status:** Included in HO452 on an interim basis

**Number of submissions received which reference this property:**

1



Source: N Schmeder evidence

**Key issue(s) raised in submission:**

- Submitter #121 objects to the application of the HO452 to 182 Ascot Vale Rd, Ascot Vale and requests the following changes to the amendment:
  1. 182 Ascot Vale Rd, Ascot Vale not be included in HO452;
  2. Alternatively, if 182 Ascot Vale Rd, Ascot Vale is to be included in HO452, that it be included as a non-contributory property.
- The submitter provides the following arguments to support the request:
  - the value of the property will be adversely affected;
  - the submitter proposes to sell the property within the next 1-2 years, and the overlay will limit the interest in the property due to increased maintenance and insurance costs and general restrictive nature of the overlay;
  - the overlay will increase property insurance premiums on the property;
  - the overlay will mean the submitter is not eligible for rental protection or damage insurance which will add financial pressure.
- The submitter queries whether Council will provide financial assistance to those property owners who are affected by the overlay for the capital losses and increased costs of insurance and maintenance.