

From: [Davo](#)
To: [DPTI:Planning Reform Submissions](#)
Subject: Historic Contributory Zones - planned changes
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I am strongly against continuation of the Historic Contributory system as applied in the Burnside Council area. I have always considered it to be an ad hoc and discriminatory process that tramples on my property rights so that a few Mayors and Councillors could beat their chests and claim credit for saving the character of the area in the interests of their re-election. I am totally in favour of protecting character but the way to do it is for Councils to fight for greater control over building design not by applying grossly unfair restrictions on my property and economic freedom.

The placement of the eastern boundary of the Fergusson Square Historic Contributory Zone illustrates how discriminatory the scheme is. The eastern boundary is the centre of Cudmore Avenue. The western boundary is the rear of properties on Warwick Avenue. Given that in the years leading up to introduction of HCZs planning was all about streetscapes, it would be interesting to know why the western side of Cudmore Ave was included but not the eastern, or more interestingly, why the boundary was not at the rear of property on Cudmore Ave. At least half of the western side of Cudmore consisted of side fences at the time and there were many more properties on the eastern side that were worthy of inclusion. In relation to Warwick, the older properties to the west of the boundary are by definition more "historic" than many in Cudmore so why was that boundary different? The answer could be that some of the squeakiest wheels from whom the credit seeking candidates sought support had a particular interest in Cudmore Ave or perhaps it is just an indication that the interests were more elitist than historic.

Ironically, I have been prevented from redeveloping by demolishing and rebuilding with a virtually identical façade but consisting of two homes, one of which I could have lived out my days in whilst benefitting financially from sale of the other but cannot do so because of the ban on demolition. Adding insult to the irony, I walk my dog daily past numerous developments in the broader Burnside area and see in almost every case that the building code is bent or broken to a huge degree. Set back, percentage of structure on the block, lack of private space, overshadowing, proximity to boundaries, etc, etc are all abused and I'm not even taking character into account. Some look like bikie fortresses.

Other factors are just as galling. When I installed solar panels I went to considerable trouble and expense to comply with the requirement to hide the panels from view. Yet in the heart of my HCZ, on Fergusson Sq itself, a property facing north has panels on the front, another on the west has panels facing west and extraordinarily, a property on the west has panels facing east! So where was Burnside Council and it's great commitment to HCZs when those owners were allowed to thumb their noses?

So to sum up, I am pro heritage but it needs to be fair and flexible. I am pro infill but it needs to be in character.

I am completely against the current system.

David A Bridges

Sent from [Mail](#) for Windows 10